

# **CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION**

## **BOARD OF DIRECTORS MEETING**

**April 10th, 2011**

A regular meeting of the Board of Directors of Casolar Del Norte Homeowners Association was duly held April 10th, 2011 at the home of Nancy Bigsby. Board members participated in the meeting: Nancy Bigsby, John Uhley and Charles Reyner via phone.

### **Commencement**

Nancy called the meeting to order at 5:11pm. With three Board members present, a quorum was established. All present confirmed that they had received proper notice of the meeting.

### **Old Business**

Nancy deferred a vote on approval of the minutes from the January 16<sup>th</sup>, 2011 Board Meeting as not all members had reviewed the minutes yet. All Board members had reviewed the special meeting of March 6<sup>th</sup>, 2011 and the subsequent March 6<sup>th</sup>, 2011 Board meeting. A motion was made to post the Special meeting results on the web site (pending approval at the next meeting of the homeowners) as well as a motion made to approve the Board Meeting minutes from March 6<sup>th</sup> 2011. The motion was seconded and a vote passed it.

Nancy raised the question of next steps on the easement process. Much discussion ensued as to how much more work the Board should or should not do (having already received the cross easement legal descriptions from Intermountain). The general feeling was that all that is necessary to make any given cross easement document "legal" is to:

- have a cover page outlining the issue (houses originally not built where they were supposed to have been built),
- Note the agreement of the majority of homeowners via a vote to commission the generation of the cross easements which would result in fixing the issue of clear title
- Note/Include as attachment the subsequent creation of the cross easement documents by Intermountain
- Note the subsequent vote by 66+% of the homeowners empowering the Board to sign off on these specific cross easement documents (contingent on concurrent counter signing by the homeowner for a given document)
- Signature of a lot owner and/or their common wall neighbor along with that of the Board for their specific cross easement document.

John felt it would be quite cumbersome to try and have the Board do this for each and every homeowner and after some discussion it was decided that the Board would look into getting some template document drafted, either as the Board or as an individual homeowner/set of neighbors, and then post that on the web site for others to use. John/Nancy said they'd do this with John taking the lead in contacting the attorney.

Nancy raised the question of spring/summer projects with specific attention to looking at resealing Casolar Drive as well as the section of Vail View Drive. The previous quote was only for Casolar Drive so after some discussion the Board agreed that Nancy should get an extended quote to include the costs of patching and resealing the Vail View section as well. Nancy also suggested that we take a look at the upper section of Casolar that extends from the top of the road to the end (Cross/Beringhaus section of the road). Nancy agreed to research these options/costs and get back to the Board at the next meeting.

John reviewed our current financial status – in general we're doing fine and have not had any major unexpected budget overages. John is still waiting to find out if we have any additional bill from snow blowing (we've paid out the \$1900 x 6 months for basic snowplowing as well as some early season snow blowing and extra costs, but have additional charges for snowblowing and salting pending). John will contact Scott Halstead and try to get a "final bill" from him for this current season (which we're in the 'last month' of). It was agreed that we'd take a look at spring/summer budget items and projects at the next meeting.

### **New Business**

Nancy received an annual questioner from State Farm (for our D&O liability coverage). She needed a few numbers from John (current balance sheet info, our income for the year from homeowners dues, etc) to fill out and return the questioner. John and Nancy will take care of this in the next week.

Road Damages – The project done by Xcel to add gas to the Rockwell and Lohrentz homes didn't seal properly and we now have some cracks/issues in the road. Nancy has spoken to Lohrentz who agrees there is an issue as well as to Xcel (Susan) who is supposed to send someone out to check it out in the next week or two. This is a pending issue, but the general feeling is that Xcel and their subcontractors should address it without extra cost to the HOA. Nancy agreed to follow up on this issue and report back at the next Board meeting.

Charles Reyner would like to extend his roof line above his upper deck. The plans presented did not extend over any additional land (just over his existing lower deck). Nancy and John granted Charles tentative approval with the understanding that Nancy would follow up with Tracey and Brendan to get their input/votes as well. Charles abstained from voting on this issue as it is his project. Nancy will get back to Charles within a week pending voting input from the other two Board Members.

Bill Lohrentz asked Nancy to ask the Board for permission to extend the side walkway/deck from the side of his house back to his hot tub area. In addition he is asking if it would be okay to move his hot tub area back. The Board is not empowered to grant either of these requests as both are asking for a new easement over association owned land, and such a request would require a 66% vote of approval from the entire membership. Nancy will get back to Bill with this and ask that he write up his request, submit it to the Board for approval of the language/request that he is making and then allow Bill to follow up with the membership via a special meeting to vote on the issue. If Bill is able to obtain the 18-19 votes (66%+) necessary to approve the request(s) then the Board (with those votes) can sign off on it.

Nancy brought up a concern that a row of trees at the bottom portion of Todger's Casolar Property appear to be lacking water and suffering. John said he would contact Todger to see if this was a broken irrigation issue (Todger has his own irrigation system) that Todger was just unaware of. John will let the Board know the results of that conversation at the next Board Meeting.

### **Next meeting**

The next Board meeting was tentative scheduled for Sunday May 15<sup>th</sup> at 5PM at the home of Nancy Bigsby

Call to Adjourn

Nancy called to Adjourn the meeting at 6:00pm. John seconded the motion. Charles agreed And the meeting ended.