

# CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION

## **BOARD OF DIRECTORS MEETING**

**April 13<sup>th</sup>, 2013**

A regular meeting of the Board of Directors of Casolar Del Norte Homeowners Association was duly held via teleconference on April 13th, 2013 at 4:00pm MST. The following Board members participated in the meeting: Charles Reyner, Nancy Bigsby, Marshall Turley, Brendan McCarthy and John Uhley.

### **Commencement**

Nancy called the meeting to order at 4:02pm. With all 5 Board members participating, a quorum was established. All participating confirmed that they had received proper notice of the meeting

### **Approval of Previous Board Meeting Minutes**

Nancy asked if there was any discussion of the minutes of the previous board meeting. There being no discussion of the minutes a motion was made by Brendan to approve the minutes as presented. Charles seconded the motion. All Board members voted in favor of approval of the previous board meeting minutes.

### **Todger Anderson Request Update**

Nancy reviewed the meeting that Marshall, John and Nancy had with Tom Braun, a contractor working for Todger Anderson. Tom is attempting to get the Town to approve a variance to enable Todger the ability to build on his two vacant lots at the top of Casolar Drive.

The jist of the conversation was that at the meeting John told Tom that in order to proceed with getting any sort of letter or approval from the homeowners association that the Board felt strongly that Todger needed to first follow through with two Association items.

The first is for him to provide the Association a written easement documenting that the Association has an easement from Todger for the road/driveway which he allowed to exist over a small portion of one of his lots. Todger indicated his willingness to do this in an email he sent to Brendan around February 11<sup>th</sup>, 2013 but the Association really needs this taken care of before proceeding.

In addition, in order to be equitable to the members of the Association, who have for years expected that when developed that these two lots would hold three dwelling units, each with one vote and paying one assessment charge it has been suggested that with a change from three dwelling units to two dwelling units that Todger and the Association agree that each of these units get 1.5 votes and pay 1.5 assessment charges (making the Association and owner(s) whole on a total of three votes and three assessment charges). A special meeting calling for a vote of the Association membership to update our governing documents to reflect this change will need to take place and pass with at least 51% of the membership approving.

It was explained to Tom that only after these two tasks were completed in writing would the Board be willing to sign off of Todgers request with the Town of Vail. In specific, the members of the Board that met with Tom made it clear that this was a requirement in order for the Board to move forward on this issue.

The Board is waiting for Tom and Todger to produce easement documentation and request the membership vote. Brendan made a motion that the above plan is what the Board should follow. Nancy seconded that motion and all Board members voted in favor of proceeding in this fashion.

### **Friedman Remodel/Easement Request**

The Board discussed that since the last meeting that various Board members had met and followed up with Kenneth Friedman and that a call for a special meeting to vote on granting the Board authority to sign off on the easement needed for Mr. Friedman's deck project has now been sent out. This matter is pending the outcome of that special meeting.

### **Survey Status**

John shared with the Board that the online survey is underway. A little more than half of the membership has responded as of today (4/13/2013). The Board is going to continue to leave the survey open and to attempt to get as many of the homeowners who have not yet responded to provide their input before closing the survey and looking into the results and comments.

### **Treasurers Report**

John reported that Association finances are on track. Snowplow salting bill for the year has come in at \$2,000 but Scott has indicated that he will be charging us a reduced rate for April due to general lack of snow this year and as an incentive for us to renew with him next year. As with last month, other than overages in legal relating to the Russells we are on budget/target.

John also reported that he has closed down the Alpine Bank account and moved the funds there plus \$36K from the operating account into a new reserve account at FirstBank. This reserve account now has a balance of about 50K.

### **Update on Russell Issue**

The Russells have not paid off the lien that their failure to pay dues on time or in full and late fees resulting from that failure to remit timely payment. Rather than make good on this issue they have instead filed a written letter with our attorney indicating their intent to file a D&O claim. We have notified our insurance company, as required. The insurance carrier has advised that no further action is required of us at this time. It has also come to the attention of the Board that the Russells have sent a letter to the entire membership (but not any board members). The Board is concerned about this letter as it does not, in the opinion of the Board, represent a true or accurate accounting of what has happened and attempts to cast the Board in a very inappropriate light. The Board will consult with our attorney to determine if we should put forth a response to this selective email or not.

### **Spring Landscaping**

Nancy opened up the topic of Spring Landscaping. Several Board members have spoken to Scott Halstead, who provided general management services of the landscaping subcontractor last year. Marshall has also spent considerable time working with Scott Halstead and others to generate a map of where this and past Boards have done with respect to summer landscaping/maintenance work. Nancy indicated that Scott Halstead had suggested that if we wish to have the same people he used to provide service to us last year do work for the association again this year that we hire them directly. Brendan and Marshall are also going to contact one or two other landscaping companies to attempt solicit bids. The Board agreed that Nancy, Brendan and Marshall would head this project and attempt to get several bids ready for the next Board meeting in the hopes that a decision/selection could be made at that time.

Some discussion of the Vail View Drive landscaping also ensued. Both Charles and Brendan, whose have or had units on that street indicated that there were a limited number of areas that they felt could have any additional work done. Charles suggested trimming and keeping weeds away from front of buildings and on downhill slope was one of the few things that the next years landscaper should focus on. Brendan has agreed to speak to his neighbors and try and come up with a “wish list” of any other potential items that might work on Vail View.

Some additional discussion of the cracks in the Road on Vail View occurred. Brendan has agreed to talk to B&B to get a quote for what this repair might cost with the thought of budgeting for this in next years budget. Such work would be asphalt cuts and repairs followed by heat-sealing. The work probably would have to be done in late fall, after a new budget is approved. Brendan will attempt to have these quotes available for the next meeting so we can at least get a grasp of what those costs might be.

### **Kimmelman Irrigation Repair**

As part of the Kimmelman deck project the Kimmelman’s need to repair the irrigation system valves that their deck project relocated. They had indicated to John that their plumber told them that the existing backflow valve was shot, so John suggested that Marshall work with their plumber and get a quote on him replacing and installing the backflow valve as part of the work he had to do for the Kimmelmans. If the price is reasonable the Board would just pay for the backflow valve part and its installation (the Kimmelman’s will be paying for the other work in relocation post their project). Marshall said he’d work on that, get us a quote, and if we agree to the price the HOA will pay for it.

### **Next Board Meeting**

There being no further new business to discuss the Board discussed a date for the next board meeting. After discussion the meeting was scheduled for 4:00pm Saturday, May 11<sup>th</sup>, 2013.

### **Adjournment**

At 5:00pm Nancy motioned to adjourn the meeting, which was seconded by Marshall.