

CASOLAR BOARD OF DIRECTORS MEETING APRIL 13, 2015

The meeting was called to order by President Kenny Friedman at 9:05 AM. In attendance via teleconference in addition to Kenny were Marshall Turley, Donna Hurwitz and Nancy Bigsby thereby a quorum was established. Rod Wright had emailed Kenny prior to the BOD meeting to say he would be unable to attend the meeting but cast his vote prior to the meeting for the landscaping service he favored for this year during this call.

Treasurer's report

Marshall reported that as of 4/13/15 the association has \$52,369 in the reserve account and \$24,421 in the checking account.

Old Business

After a brief discussion, it was unanimously voted that Scott Halstead and Carlos would be doing our landscaping this year. Their bid was \$15,000 for the 5 month period which was the lowest of the 3 bids we received from Halstead, Ceres and Pristine. They were chosen because of their bid and also because the BOD members thought we would receive personalized service because they also do our snow plowing and have done small jobs in the neighborhood which we were pleased with their promptness and results. After Scott sends us a formal contract and provides us with his certificate of insurance naming Casolar HOA as additional insured they will commence the spring cleanup work. The contract will call for 5 months of work starting May 1, 2015 and ending September 30, 2015. Marshall and Nancy will be in charge of overseeing the work. Marshall will ask Brendan McCarthy to assist with getting the sprinkler system up and running since he knows where each of the sprinkler heads and valves are located. There are several new zones which were added last year.

Kenny will request a permit from the Town of Vail to add several trees to the common area along the south side of Vail View Dr. He will contact Mike Earl from Ceres to get an estimate of the cost. The common area on the south side of Vail View Dr is partially owned by Casolar HOA and the steeper portion of the hill area is owned by the Town of Vail according to Leonard Sandoval who works for the town. The town has agreed to match the amount of funding our association spends to beautify this area. We will be planning and budgeting for this improvement.

Nancy said that in the past, the Town of Vail has provided a free street cleaning once a year to Casolar Dr. Marshall said he had seen Greg Hall at a town of Vail meeting and that that had

never been done. The Board decided we should look into the cost of hiring an independent cleaning service to sweep Casolar and Vail View Drives. It was suggested that Scott Halstead might know of someone. The streets have not been cleaned in several years and once per year should be adequate.

Donna gave the BOD an update on the progress made on updating our By-laws and governing documents. She and our attorney Candyce Cavanagh have been working on bringing these into compliance with Colorado law and removing or updating obsolete portions of our documents. Donna will call Candyce today to see how if Candyce has completed the work.

A long discussion ensued over common areas and how to address repair and maintenance of improvements made by homeowners both past and present in these common areas. Many opinions were expressed but no consensus was arrived at.

Kenny wrapped up the meeting by suggesting the BOD keep the following in mind:

1. We need to look at global updates and improvements for our association.
2. We need to set priorities for the next 1 to 5 years.
3. We should contact A-Peak paving company to find out what needs to be done and when on both Casolar Dr and Vail View Dr. We have an original investment of \$122,000 which we spent when we built the new road on Casolar which we need to protect.

The next BOD meeting is scheduled for May 11, 2015 at 9AM MDT

Meeting was adjourned at 10:25AM

Respectfully submitted,

Nancy Bigsby, Secretary Casolar HOA