

CASOLAR BOD MEETING – 4/13/16

A regular Board of Directors meeting was called to order at 3:04 PM MDT by President Donna Hurwitz. Present in addition to Donna were all other directors (Brendan McCarthy, Allie Frick and Nancy Bigsby) thereby establishing a quorum.

The minutes from the previous Board meeting will be approved before the next BOD meeting in May.

Brendan presented the treasurer's report and as of 3/31, we have approximately \$33,000 in our operating account and \$35,000 in reserves.

Brendan has not yet paid for the additional \$2400 for extra services such as sanding and ice melt application since he has not yet received a bill from Scott Halstead. He has already paid him for the season (November – April).

We have \$18,300 in the budget for our landscaping and tree spraying costs, (the same as last year) however we will be approximately \$2,500 short for this year. We had budgeted the same as 2015, but because of the additional landscaping initiatives last summer, there is more to maintain this year, hence the additional cost. Donna asked Brendan why we have already spent half of our budgeted amount for water. Brendan thought that the way water was billed did not coincide with our fiscal year, but we will keep an eye on it. Due to the increase in landscaping areas and irrigation areas, it is likely our water bills will increase. The landscaping contract for this year was presented to the Board by Scott Halstead in the amount of \$17,500. After a brief discussion, the contract was unanimously approved by the BOD. The increase in cost versus last year is because of the additional areas we improved last year and the necessity to maintain these areas this year. Although the contract price increased for landscaping services, the Board agreed that the level of service we receive from Scott Halstead's company was better than that we received from prior landscaping services.

We expect some of our line items to be under budget this year (legal fees, meeting expenses) which will offset some of the increases in other areas.

There has been a spring near the bottom of Casolar Dr which has been running across the road since last year. The cause of the problem needs to be found and corrected as soon as the snow melts in a few weeks. Scott Halstead has presented a \$10,000 proposal to investigate, identify and correct the problem. Brendan knows a person who works for Intermountain engineering who may be able to suggest what repairs might be needed to fix this kind of problem. Brendan will contact him before we start any repairs.

The Board also discussed Bill Russell's request for planting trees on the hillside between Vail View Road and the Vail View Spur. Donna found notes that documented that Kenny and Mike Earl and a TOV representative looked at that location, and they thought the trees would not thrive there due to lack of irrigation in the summer and to accumulation of snow due to plowing in the winter. The Board determined there is probably a better place to plant trees but will walk through in the spring/early summer to try and determine. In general, while the Board would like to continue to beautify the Spur and other areas, our budget for this fiscal year will not allow us to do so.

Brendan said he will arrange to have the sprinkler system turned on in 5 to 6 weeks. He will also contact Ceres regarding the annual tree spraying and notify all homeowners what day that will occur so windows can be closed and pets can be kept inside. Allie said many of her Aspens are damaged and need to be sprayed or removed if they cannot be saved. Her neighbors had several trees removed last year because they were growing too close to the house and presented a fire danger.

The BOD will be contemplating raising the dues next year after we see if we need to use some of the reserve funds for this year's projects. We are committed to having a reasonable amount of money in the reserves.

A discussion of the revised Rules and Regulations which Donna had sent to the entire BOD was tabled until the next meeting.

The next BOD meeting is scheduled for 5/9/16 at 3PM MDT.

There being no further business, the meeting was adjourned at 4:16 PM.

Respectfully submitted,

Nancy Bigsby, Secretary, Casolar HOA