

CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 23rd, 2009

A regular meeting of the Board of Directors of Casolar Del Norte Homeowners Association was duly held April 23rd, 2009 at 4:45PM MST at the home of Tracey Allan at 1150A Casolar Drive. The following directors, constituting a quorum, participated in the meeting: Nancy Bigsby, John Uhley, Tracey Allan and Paul Bigsby. Brendan McCarthy called in remotely to attend the meeting.

Nancy called the meeting to order at 4:45pm. With four Board members present quorum was established. All present confirmed that they had received proper notice of the meeting.

Nancy presented the minutes of the last Board meeting (April 16th, 2009) and made a Motion that the minutes be approved. Tracey seconded the Motion. Motion passed and the minutes were approved.

Old business- Vacant At-Large Board Member position

Some discussion of possible individuals to fill the vacant At-Large Board member position ensued. Charles Reyner is the only person who has expressed an interest in filling in the seat vacated by Mike Chojnowski (and temporarily being filled by Paul Bigsby). John confirmed that he had emailed out to all known email addresses on Monday morning and has gotten no other replies via email. All Board members present felt that Charles would be a great addition to the Board. Nancy indicated that Charles had told her that he a conflict with today's meeting but in the future would make sure that he could call or conference in. Paul agreed to continue to serve for this one meeting but would resign as soon as Charles Reyner was notified that the Board was accepting his offer to serve and formerly accepted the position for the remainder of the year.

Old business- Discuss Newsletter, Proxy/Ballot & Revised Budget

John asked if everyone had reviewed the April newsletter, the proxy/ballot document and the revised financial budget documents as drafted. John reiterated to everyone present realized that he believes that because we are thinking of a change in the current budget in excess of 15% of the current ratified budget (by way of a using existing Association funds instead of a special assessment to pay for the topographical study of Casolar Phase I) that we are required by our governing documents to resubmit a new budget to the homeowners and ask that they vote to ratify it. A by product of this process will be a clear message from the homeowners as to if they wish this to be an Association funded project or not. If not approved then we really are not authorized to spend these funds and, until such a time as the homeowners agree to fund the

project (if ever) or an individual homeowner produces the study as part of a project they wish to do, it will have to be tabled. John also pointed out that although a few other budget items could probably be revised (such as landscaping will probably go over budget this year due to landscaping from last year being paid for at the beginning of this fiscal year), that the net change to the budget on these items should be well under 15% and would not require a vote under our governing documents. He suggested to keep it simple, clean, and on-target that we make the only budget change tied to this single special project change.

After some discussion, all Board members agreed that these documents were okay. John made a motion that we (1) approve these documents, including the single change to the current budget to use existing Association funds to fund the study referenced in the newsletter, and (2) call for and approve having a special meeting of the HOA at 3:00PM on Saturday, May 16th, 2009 to be held at the home of Tracey Allan at 1150A Casolar Drive as referenced in these documents. The sole agenda item of this special meeting will be the vote to ratify this approved budget. Nancy seconded the motion. All other Board members present also agreed and the Motion passed. John plans on posting the letters in the mail on Friday April 24th, 2009.

Old business- Pierce Remodel Update

Tracey confirmed that she had sent notice to the Pierces' return receipt last week. We are still waiting on a written reply from them. She also spoke with Mrs Pierce in the last few days and Mrs Pierce said she would get someone working on the cleanup of the mess in front of the residence ASAP. Tracey confirmed that as of yesterday a significant amount of clean up had already occurred. Tracey also tried to explain that the Board feels that there is some incorrect information relating to the amount of land "owned" by the Pierces being represented to the public. Tracey reported that Mrs Pierce felt strongly that she did own roughly 12,000+ feet of land. Some discussion of this ensued and the Board feels that we need to follow-up with a letter to the Pierces indicating that we believe that while they may have a shared common area interest in common area land that the actual footprint of their home is all that they own. Tracey will work on that letter for the next Board meeting.

The Board agreed that with respect to the other items already sent by certified letter to the Pierces (cleanup, drainage issue, etc) that additional follow-up will occur if these issues are not resolved by the timeframe set down in the letter and/or if written response is not provided within the fifteen (15) days specified in the letter. Matter to be followed up on at next Board meeting.

Old business- letter to Beringause

Nancy indicated that she felt we should send a letter to Eric Beringhaus formerly indicating that the Board does not feel that we can grant his ILC request. Given that approval of this ILC by the Board would likely be considered our formal approval of the significant encroachment onto Association owned Common Area land we do not feel that we have the power to do this based on our Governing Documents. John suggested that Eric may want to obtain the required 66% vote of the homeowners in order to move forward with either an easement request or a transfer of land, either of which appear to require this type of affirmative vote of the Owners to proceed. The Board reviewed a drafted letter along these lines and agreed to send it to Eric. Motion made by Nancy to send out this letter. Seconded by all other Board members. Motion passed.

Old business- Follow-up on Beringause/Cross/Nedbo

Nancy provided the Board with a short list of items still not resolved by Beringause/Cross/Nedbo already in letter format. The Board concurred and Tracey volunteered to mail this list to these parties.

Old business- Lorentz Water Bills

The Board discussed the bills and everyone agreed that having reviewed the numbers on their own that the number being asked by Lorentz were reasonable. John made a motion that in addition to what he asked for as of mid 2007 that we add another year onto the bill (roughly \$200) to pay for last year. Motion seconded by Tracey. Motion passed. John will cut a check and mail it out this week.

John also indicated that he'd talked to Lohrentz and has access to his unit to coordinate with American Lawn Care on both startup and looking into meter replacement. Lohrentz also filling the blanks for John as to the history of the unit not having matching halves. He would like to (1) replace a few windows and possibly add one more window. He indicated that his neighbor was okay with this a few years ago, but that every time he'd asked the Board that he'd not gotten approval (or disapproval). I explained that as long as he didn't want to change the square footage and if his neighbor was okay with it (and would sign off on this) that he need only submit a written request and some detail as to the windows size/shape/location to the Board and we could likely as a group approve it. He also wants to match the stucco so both halves look the same, something we are all in favor of from previous Board discussions. John will follow-up with him and ask that he send this request off so that we can review and hopefully approve it quickly.

Old business- Landscaping Plans for 2009.

New Business – Fence repair/extension question

John passed on to Bill Russell that he'd learned from Greg Hampton that the fence had been put up by the former owner of that unit, but it seems without Association approval or funds. Bill has asked John if the Association would be willing to split the costs of repair and/or extension of the fence with him.

Brendan said he'd checked out the fence and that he did not feel that the snow from the next complex over was the problem as it was out of range for where Homestake tends to store its snow. Brendan thinks one or two posts are at a slight angle. He also expressed that he did not think that the HOA should open the door to being responsible for anything constructed or placed by anyone anywhere on associatio land. If the HOA built it, and that is a known "for fact", then that would be one thing, otherwise personal projects should remain as such. He also expressed that open area should be open area and not fenced in.

Some additional discussion occurred and the Board agreed with Brendan. John will pass this info onto Bill Russell.

John also reviewed that there he had finally gotten a response from the one homeowner who appears to both be leaving a garbage container out and who still does not have a bear proof container. The can has been removed by the property manager and John was told that this non bear-proof can will no longer be used. John agreed to keep an eye on the situation (doing walk thru's of the neighborhood on Wednesday to look for any cans that are being left out).

New Business – Discussion of reimbursement for HOA charges paid by Bigsby

New Business – set time for next BOD meeting

Nancy asked if there was any other business to discuss.

John indicated that due to the change in Board membership (now having someone not local) and the possible need for other members to call in that he would setup a conference service for that meeting for people to call into. John made a motion for the Board to okay this. Tracey 2nd the motion. All other Board members approved motion. Motion passed.

No other business came up other than scheduling of next meeting.

Nancy suggested that we hold the next Board meeting immediately following the Special Meeting of the HOA on Saturday, May 16th 2009. That meeting starts at 3:00PM, so whenever that meeting ends. .

Motion made by Nancy to adjourn meeting. John seconded the Motion. Meeting adjourned at 6:58pm.