

# **CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION**

## **BOARD OF DIRECTORS MEETING**

**May 6<sup>th</sup>, 2012**

A regular meeting of the Board of Directors of Casolar Del Norte Homeowners Association was duly held May 6th, 2012 at 3:10PM via teleconference. The following Board members participated in the meeting: Nancy Bigsby, Marshall Turley, John Uhley.

### **Commencement**

Nancy called the meeting to order at 3:10pm. With 3 Board members participating, a quorum was established. All participating confirmed that they had received proper notice of the meeting.

### **Old Business**

#### **Approval of previous Board Meeting Minutes**

The meeting began with a review of the minutes of the 2/12/12 Board Meeting minutes. Nancy made a motion to approve the minutes as recorded. The motion was seconded by John and approved by all attending board members.

#### **Approval of easement request, Uhley Deck Project**

The results of the special vote called by John Uhley were that just over 82% of the homeowners gave their approval for the Board to grant the easement requested (only 75% was required to grant homeowner Uhley and the Board permission to grant the easement). In addition, the board had studied the project documents and voted unanimously in favor of approving the specific plans provided. This included email approval from both Charles and Brendan. There is also a repair and restore document on file in which John agrees to repair or restore any damage that might be caused to the common area during the course of the project.

#### **Approval of selection of new summer grounds keeper/landscaper**

The previous company we used informed us last month that they had lost their other Vail contracts and that that it was no longer cost effective for them to provide service in our area. Nancy spoke to several possible replacements and had verbally polled a number of Board members on hiring Scott Halstead who does our winter snowplowing to also handle summer grounds and landscape work. Scott has committed that he will not exceed the amount we have budgeted to do this work (not to exceed about \$10,500). Nancy made a motion that the Board formally hire him for this season. Both John and Marshall seconded. A vote was taken and passed.

### **Approval of tree spraying (A-Cut-Above)**

Many types of trees are being attacked in Vail. Three varieties are after our trees: the spruce bud scale, pine needle scale, and an aspen scale. We have been treating some of the trees and the bugs have been kept under control, and now we are encountering the aspen scale, requiring us to increase spraying. We had \$1800 in our budget to handle the spruce and pine scale but need to add \$1500 more to cover the aspen spraying. So this year we will spend about \$3300 in spraying. John pointed out that while this spraying has been effective for our pine and spruce trees it only works while the bugs are in a “crawling stage”. Some homeowners may wish to further protect individual trees near their homes using a soil injection process (too costly for the HOA to use on all trees). Individual homeowners can hire A-Cut-Above directly (John has done this at a cost of around \$100 a tree for the last few years and has had good results with the two trees in front of his home). John indicated that the contingency fund for common area maintenance will be used in part to pay for the additional aspen spraying. John made a motion that we approve this and have A-Cut-Above spray again this year (now to include the aspen spraying). The board voted unanimously to continue the spraying and approved A-Cut-Above to do this.

### **Casolar Entryway Distinction**

The board is proposing to enhance the entrance to the Casolar del Norte drive and to display the name of the community by an engraving on a large rock at the start of the drive. This will make our name more prominent and promote a stronger feeling of neighborhood. This will continue to be discussed in upcoming meetings – Nancy is going to solicit a second quote from another source to compare to one that Brendan is getting for us.

### **Budget Report**

The treasurer reported that we are on budget. The additional tree spraying was made possible by using monies saved in our contingency fund, meant for such unplanned expenditures.

### **New Business**

None.

### **Next Annual Homeowners Meeting**

The next annual homeowner's meeting is tentatively scheduled for Sunday, August 26th, at 4 PM at the home of Marshall Turley and via teleconference.

### **Next Board Meeting**

The next board meeting is scheduled for June 24th, 4 PM, at Marshall's house.

### **Adjournment**

At 3:35 pm Nancy motioned to adjourn the meeting, seconded by Marshall, and passed unanimously.