

CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

May 11th, 2013

A regular meeting of the Board of Directors of Casolar Del Norte Homeowners Association was duly held via teleconference on May 11th, 2013 at 4:00pm MST. The following Board members participated in the meeting: Charles Reyner, Nancy Bigsby, Marshall Turley, John Uhley and Brendan McCarthy.

Commencement

Nancy called the meeting to order at 4:00pm. With 4 Board members participating, a quorum was established. Brendan called in about 5 minutes late, making it 5 board members. All participating confirmed that they had received proper notice of the meeting

Approval of Previous Board Meeting Minutes

Minutes from the previous board meeting were a little late in being distributed to Board Members so they have not been fully reviewed. John made a motion that everyone review the minutes from the 4/13/2013 Board meeting over the next few days and email back approval or any changes/discussion. Nancy seconded the motion. The Board voted to proceed in this fashion with the desire to get the minutes of 4/13/2013 approved via email and then posted to the web site within the next week. The motion passed unanimously.

Snowplow wrap-up for 2012-2013 season and renewal for 2013-2014 season.

Nancy reviewed that Scott Halstead would like a renewal of his snowplow arrangement for the same terms as this year for the 2013-2014 winter season. Scott has also offered us a slight discount on our April 2013 bill if we agree to renew for the next year.

John pointed out the results of the survey were very positive with respect to the job that Scott Halstead has done this last year. He also added that as long as we include the snowplow and snow storage map that Marshall had come up with as part of the contract (something that Scott Halstead has indicated he is willing to do) that he was in favor of continuing to use Scott Halstead for snowplow services. Nancy made a motion that we renew with Scott Halstead per his 2013 contract offering (same rate as last year) under a written contract produced by Scott Halstead and referencing the drawings done by Marshall as an attachment to the contract which defines scope of work. John seconded this motion. The Board voted and was unanimous in support of the motion. John indicated that he would follow up with Scott Halstead to get the written paperwork taken care of.

Review of Homeowner Survey

John reviewed the survey results with the Board. Some discussion of various comments made to through the survey process ensued. Marshall felt that we should make an effort to get our contractors to provide the board with feedback of any possible trouble spots they see, even if those spots were out of their actual scope of work for the Association, so that the Board and/or homeowners might be better positioned to evaluate potential issues and resolve them earlier than might otherwise occur. Some additional discussion ensued with the general board opinion being that it's a good idea to solicit input from our contractors for consideration by the Board.

John suggested that the Board publish the ranking section results of the survey. Some discussion ensued. A motion was made by John and then seconded by Nancy that the survey numeric results be put into some type of PDF document and published on the web site. A vote was taken and this passed unanimously. John indicated that he will work on this and forward a draft to the Board for review for the next Board meeting.

Friedman Remodel/Easement Request

Nancy has forwarded approval for the modified plans submitted by Mr. Freidman's architect which remove the deck extension as well as any pillars or posts which might come down onto Association land. In her discussion with Mr. Freidman and his Architect Nancy confirmed that she was confident that both parties understood the limitations of what has been approved and that no deck expansion has been approved as a result of the failure of sufficient votes to empower the Board authority to sign off an easement for such. This has been submitted to the Town of Vail for their consideration.

Light over Boulder

Brendan is going to follow up with another call to the Town of Vail to try and get power restored to the lamp post that has a light above our "Casolar" boulder. Now that the ground is almost unfrozen we want to be sure and get into the queue of the Town of Vail's work load. Will followup and report at next Board meeting.

Spring Landscaping

The Board considered three bids (Scott Halstead's subcontractors from last year, a bid from Steve Ankerholtz acquired by Marshall, and another bid from Pristine acquired by Brendan). After much discussion it was decided to hire Pristine, who had submitted the lowest bid of the three. Nancy made a motion that we contract our landscaping, as defined by the document/map produced by Marshall which describes landscaping/mowing as well as irrigation systems, to Pristine. Brendan seconded the motion. A vote resulted in unanimous approval to contract with Pristine.

Brendan will get in touch with them and sign a contract with the attachment provided by Marshall.

Quote for Road Repair on Vail View

John asked if Brendan had made any progress in getting a quote for the cost of Road Repair (asphalt cut and fill along with heat-seal) for the various big cracks on the Vail View spur road. Brendan indicated that this was still an item on his to-do list and promised to meet with a road repair company and get us a quote in about two weeks. He will have a quote available at the next Board meeting.

Kimmelman Irrigation Repair

Marshall confirmed that he will be coordinating the work with the Kimmelman plumber to restore the irrigation system and to replace the backflow prevention valve. Marshall also confirmed that he will ensure that the price for the new valve which the HOA will be paying for is reasonable prior to approval. Marshall committed to communicating with the Board as the develops via email and will get it taken care of.

Next Board Meeting

There being no further new business to discuss the Board picked a date for the next board meeting. After discussion the meeting was scheduled for 4:00pm Colorado time Saturday, June 15th, 2013.

Adjournment

At 4:50pm Nancy motioned to adjourn the meeting, which was seconded by Brendan.