

CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

June 12, 2011

A regular meeting of the Board of Directors of Casolar Del Norte Homeowners Association was duly held June 12, 2011 via teleconference. The following Board members participated in the meeting: Nancy Bigsby, Brendan McCarthy, John Uhley, and Charles Reyner.

Commencement

Nancy called the meeting to order at 4:02pm. With 4 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 4/10/11 Board Meeting minutes. Nancy made a motion to approve the minutes as recorded,, the motion was seconded by John and passed unanimously.

Progress on Letter to Homeowners Regarding Easements

John stated that the Board was still waiting on a draft letter from Association counsel for the cross-easement process. He will check in with Candyce Cavanagh about this in the coming week.

New Business

Cracksealing and Sealcoating of Casolar Roads

With the roads of the Casolar HOA due for normal asphalt maintenance, Brendan presented 2 bids from local asphalt contractors obtained for such work. Cracks need to be sealed to prevent moisture from undermining road base and the entire asphalt surface sealed to protect the asphalt structure from destructive environmental effects. Brendan discussed the varying condition of pavement around Casolar grounds including: assortments of multi-colored patches, existing cracks of varying degrees, vegetation growing through asphalt, and visible age of asphalt surfaces. Bids from A-peak Asphalt and Elam Construction were presented and will be discussed in detail at the next Board meeting.

Landscaping

With the start of the growing season and commencement of irrigation systems, some minor issues had been discovered. Brendan noted that in the irrigation startup some line breaks had been discovered around the Turley and Lohrentz residences. These breaks had been the direct result of construction activities at those homes. Scoot Fritzler will carry out the necessary repairs and such cost passed on to responsible parties. The Friedman and Shearer families had also noted to the Board damage resulting to grounds from the plowing season as well as a desire for a little more vegetation trimming for access around the perimeter of their homes. Brendan will contact Scott Halstead and Scott Fritzler to remedy these situations.

Lohrentz Approval Request

The Lohrentz family had requested approval from the Board to add stepping stones for a walkway between their side and front decks. A vote was taken and unanimous approval granted.

Snowplowing

A written proposal is to be requested from Scott Halstead for next season's snow removal contract including snowblowing.

Bigsby Approval Request

Nancy presented to the Board plans for construction on the Bigsby residence extending the existing upper deck over the existing lower deck of their home. With Nancy in recusal, the plans dated 6/1/11 were presented to the 3 other participating Board members for approval. A vote was taken and unanimous approval granted.

Adjournment

At 4:53pm Nancy motioned to adjourn the meeting, seconded by Brendan, and passed unanimously.

Next Board Meeting

The next Board meeting is scheduled for 4pm Sunday, July 17, 2011 at the home of Nancy Bigsby.

Annual Meeting

The annual meeting is scheduled for 4pm Sunday, August 28, 2011 at 1180 Casolar Del Norte Drive, West Unit (Nancy Bigsby's home).