

CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

June 15th, 2013

A regular meeting of the Board of Directors of Casolar Del Norte Homeowners Association was duly held via teleconference on June 15th, 2013 at 4:00pm MST. The following Board members participated in the meeting: 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. Charles had emailed in that he would not be able to attend. All participating confirmed that they had received proper notice of the meeting

Approval of Previous Board Meeting Minutes

Nancy asked if everyone present had reviewed the 5/11/2013 Board meeting minutes and if there was any discussion needed. There being no discussion needed Brendan made a motion that we approve the minutes as presented. John seconded the motion. A vote was taken and all board members present approved the 5/11/2013 minutes.

Friedman Renovation

Nancy asked the status of the current (second) Friedman special meeting votes received to date. John reported that Kenny was getting good response and that all was ready for a final vote count on Monday, June 17th 2013 at 5pm. All board members said they'd make an effort to call in to ensure that quorum for that special meeting was achieved.

Landscaping Update

Brendan updated the Board on the current summer landscaping and irrigation. Because this is a new contractor there have been some minor issues getting the irrigation started up and working properly. Brendan noted that things have improved after spending some time with Pristine over the last week but there are still some problem areas that are not getting water or that have broken sprinkler heads. Brendan has and will continue to work with the new landscapers to get this resolved. Brendan and Marshall plan on doing a walk through and work on this over the next week to ensure that all water problems are resolved.

Some discussion of Vail View occurred and Brendan indicated that the new landscaper had already cut the natural growth along the lower side of the road. Nancy said she would also take a look at this area now that she is back in town to verify that the landscaper is weeding, mowing and trimming where appropriate.

Some discussion of the road damage on Vail View occurred. Nancy and Marshall are going to check on the top of the road with Brendan and Brendan is going to try and get the quote we need from B&B to repair the existing cracks lower down the road and heat seal them. This may be expanded to road repair at the top – if this bush needs to be removed and its roots cut out so that the Road isn't adversely damaged by the roots. Should get an update via email in the next week or two.

Nancy would like to also have some cleanup done between the mailboxes heading up the slope to where Todger's folks do his lawn area. John suggested that she meet with Pristine to see what can be done in this area.

Bigby's replacement of windows and stucco project

Nancy asked that the Board formally approve the Bigby's latest request for window replacement, stucco in place of painted wood, side light and front door. John made a note that he agreed to these changes as their shared common wall neighbor as long as there was no requirement for him to match (which the Town of Vail agreed to). Brendan made a motion to approve these specific changes as listed. Marshall seconded the motion and a vote occurred. There were three (3) votes for and one (1) abstaining vote (Nancy who didn't feel it proper to vote on her own project). The motion passed and the Bigby's are approved to make the above noted changes.

Damaged Irrigation and phone lines by Kimmelman/Turley house:

The power lines (original ground buried; not in conduit) to this duplex were about to fail and the Board approved access for a contractor and the power company to put in new lines. The Electric company and contractor has installed new power, but in the process the electric company ripped some of the irrigation out and ripped out a telephone line cable. It is not known if the telephone line cable was a live one or old abandoned wires. Marshall said he'd contacted the phone company but as of today had not heard back. Marshall said he contacted Pristine to fix the irrigation system and that this work would be billed to him and the Kimmelmans. The only work not done on the irrigation system there, as far as he knows, is that he was waiting for a bid from Pristine to smooth off the trench that was dug and re-sod that area. He is waiting to hear back from them or will hire someone else to do this.

In addition, he received notice of a request to have the backflow valve expected from the water company.

Brendan noted that he also is having Pristine replace the irrigation time up on Sandstone as it is no longer working properly. John said this has been expected and that it was okay to do this work.

Light over Boulder

The Town of Vail has finally come by and replaced the entire light pole and the light at the base of Casolar is working now. It was also placed in a better position so that it better illuminates the rock with the "Casolar Del Norte" wording on it. Various local board members report that it looks great. Thanks to Brendan and Marshall for getting this done.

Russell D&O calls and State Farm

State Farm was notified by the Russells of their intent or demand for a D&O complaint. They reported this to the Board along with the fact that this was not the correct process to follow. They are not required to do anything other than as a courtesy notify the Board, which they have done. The Board reaffirmed its position that the Russells are expected to honor their covenant with the Association and to pay the amount they inappropriately shorted the Association, all late fees, all fees associated with collection on and filing of the lien against them as well as all reasonable attorney fees incurred in this process.

John also indicated that he would need to contact our Attorney if this situation is not resolved by the time the next annual invoice goes out to ensure that he has an accurate amount (including all

late fees, costs of filing lien, and attempts to collect on that lien) with the next annual invoice to the Russells. The Board agreed that this was an appropriate course of action and approved it.

Beringhaus Skylight Repair

Eric Beringhaus had contacted John a day or two ago to report that he has some leaky skylights. He asked for Association permission to replace these four skylights with ones that do not leak. The replacement will be same-for-same (will look the same but hopefully not leak). Nancy made a motion to approve this request, Brendan seconded it. The Board voted and approved the request. John will let Eric know this and have him forward paperwork through his contractors to Nancy to sign off on when they are ready to submit Town of Vail paperwork.

Board replacement for Charles

Nancy shared that she had spoken to Rod Wright about serving on the Board (to replace Charles Reyner who sold his Casolar property several months ago). Rod was willing to do this. Nancy made a motion to appoint Rod Wright for the remainder of the current Board term. John seconded this motion. A vote occurred and all Board members present approved the motion. Nancy will contact Rod Wright and let him know.

Newsletter for annual meeting

Nancy would like to send out another newsletters with some spring information as well as information in prep for the next Annual Meeting. She'll put together a draft and share it among the Board members for approval in the next week or two. Once approved by email she'll send it to all the members – the target date being to send this out in early July.

Document Updates

Nancy brought up the topic of looking into updating our governing documents, many of which were last updated in 1972 and are not “up to date” with some of the more generally accepted Colorado Condominium standards. Marshall thinks we need to contact our attorney for some assistance in finding out what we need to change. Nancy would first like to put together a list of things we think should be changed or added and then hand that off to the attorney to add in what they might think we need. John thought this was a good idea, but also thought that it would be wise to get an estimate for the actual legal costs so that we could put this in next years budget. Nancy and Marshall will work on a list of potential items as “starter” info to then talk to the Attorney about this.

Next Board Meeting

There being no further new business to discuss the Board picked a date for the next board meeting -- Saturday, July 20, 2013 at 4:00pm.

Adjournment

At 4:52pm Nancy motioned to adjourn the meeting, which was seconded by Brendan.