

CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

6/20/10

A regular meeting of the Board of Directors of Casolar Del Norte Homeowners Association was duly held June 20th, 2010 at 4:00PM at the home of Brendan McCarthy at 1101~B Vail View Dr. The following directors, constituting a quorum, participated in the meeting: Nancy Bigsby, Brendan McCarthy onsite and Charles Reyner, Tracey Allan, and John Uhley participating via telephone. With 5 Board members participating, a quorum was established. All members confirmed that they had received proper notice of the meeting.

Commencement -

Nancy called the meeting to order at 4:06PM.

Approval of prior meetings Minutes -

The Minutes of 5/23/10 Board meeting were reviewed and Brendan made a motion to approve the Minutes as recorded. The motion was seconded by John and passed unanimously.

Ongoing Business

Intermountain Engineering Bid -

Brendan informed the Board he had met with Duke of Intermountain Engineering to discuss their proposal for surveying and easement drafting necessary to correct many homes not being entirely within their legally described building envelope. Brendan said that Duke had agreed to accept the work for a price of \$10,000 with a stipulation the association provide the most recently recorded title commitment updates for many Casolar lots. Brendan had then spoke to Land Title about the cost of providing the title commitments and found out it would be \$100 per lot. With the amount of lots involved that stipulation would have put the cost at or above the original \$12,000 bid. Brendan will again talk to Duke about the bid and report back to the board.

Follow-up on Cross/Beringause outstanding bill -

John began the discussion of the subject stating that the 3 letters sent by the Board to Cross, Beringause, and Nedbo Construction regarding the situation had been verified as received. However, no response had yet been heard back from any party. John discussed approaching Nedbo about the situation with the contract in hand stating they would be responsible for repairing damage to association property arising from the construction work carried out on the Cross and Beringause residences. Nancy volunteered to contact Raleigh to discuss the situation. John noted a July 15th deadline has been stipulated for the needed repairs, and by the next meeting the Board will know if the repair obligation has finally been met or whether this issue needs to be pursued further.

Rockewll project ~

The discussion turned to the Rockwell construction proposal and Charles asked they would be required to post a bond or letter of credit for the project. John thought more research into what bond or letter of credit may be considered usual and customary. Brendan commented bonds were usually only required in commercial construction and he was uncertain what kind of bonding capacity an average homeowner would be able to hold. Further research into posting requirements for approval of construction projects will be conducted.

New Business

Lohrentz Project -

At 4:14PM Bill Lohrentz called into the meeting to discuss construction plans for his home. Bill asked the Board about pending approval from the Association for his project. Nancy asked where the site plan of his property that he had provided for the Board originated from? Bill replied he had obtained it from the Association web site. Nancy explained his plans were acceptable with the exception of the proposed expansion outside of his existing building footprint. She explained the connector walkway between the two existing decks would be a problem as it would expand the footprint of his home. Tracey added the Board did not have the authority to grant Bill any land that was currently Association common property. John mentioned irrigation was in the area of the proposed work that would have to be maintained during construction. Bill stated that the site plan appeared to indicate the area of the proposed expansion was not outside of his platted building envelope. Brendan confirmed that the topographical survey did seem to show a corner of the building envelope was not currently built over, and the connector deck was proposed for this area. However, the topographical survey was not a legal record of the building envelope, nor location of improvements (where the house is currently built). He went on to say that the exact information needed here was part of the Intermountain surveying and easement work which may be contracted and completed very soon. Bill stated that ultimately he would like to think that 'we own what we thought we had owned'. All Board members agreed the construction plan looked good with the exception of the connector deck expansion. Bill stated he would get the plan redrafted to remove the connector deck section, possibly to be revisited upon report from Intermountain Engineering. Charles wondered if cantilever decks were not part of the building footprint, or if only decks with foundation or supports at their perimeter were included. Brendan indicated he thought they were included the same for calculation purposes and both counted as site coverage. Discussion was completed and the meeting continued on with Bill opting not to participate in the remainder of the meeting.

Conveyance of HOA Common Land for Individual Ownership -

Charles brought up that he thought the Association needed a proposed amendment or policy for deciding how any remaining developable land in Casolar could be transferred to homeowners wishing to expand the footprint of their home. Discussion of options followed ranging from taking no action to rewriting the Association bylaws. A consensus was reached that bringing it up for discussion at the next annual board meeting to gather opinions of homeowners would be an appropriate step. Charles also offered to come up with a method for addressing the issue as an option for all to consider and will report back with this. It was also discussed that an understanding of town development regulations, and specifically the Gross Residential Floor Area measurement, would be beneficial for one's understanding of the situation. Tracey volunteered to draft an explanation of GRFA for inclusion in the next newsletter.

Annual Meeting -

The Annual Meeting date is set for 8/28/10 at 3pm. Discussion of preparing the packet to be sent out prior to annual meeting, and what it would include ensued.

Treasurer's Report -

John stated that Association annual dues would be due 10/1/10. For the current budget year, some minor repair costs remain, but the Association looks to be in good shape for neutral cash flow for the year. He added some irrigation repair budget items would need to be factored in for next year.

Next Board Meeting -

A proposed date of 7/18/10 and time of 3pm was set for the next board meeting at the house of Nancy Bigsby.

Adjournment -

Charles made a motion to adjourn which was seconded by Tracey and passed unanimously.