

## Casolar Board of Directors' Meeting 6/22/15

A regular BOD meeting of the Casolar HOA was called to order at 9:05 AM MDT by President Kenny Friedman. Present by teleconference were Nancy Bigsby Donna Hurwitz and Rod Wright, thereby establishing a quorum. All participants had adequate notice of the meeting and were able to hear each other clearly.

The minutes of the previous BOD meeting held on 5/11/15 were unanimously approved and will be posted to our website.

Kenny suggested we table discussion of the latest financial report to "new business" later in the meeting.

### Old Business

Landscaping is well underway and we are making many improvements and many new plantings in the HOA common areas. Most of the improvements are in the Vail View Spur and the entrance to Casolar Dr. The BOD has authorized a payment for this work of \$9750 to be paid for out of the HOA reserve fund.

Kenny has completed an Easement agreement for the Pierce property to allow the HOA to take over the irrigation system located in the property address of 1148 Sandstone Dr.

Tree plantings to make Casolar compliant with TOV permit issuance for wildfire mitigation will probably be installed in the fall, weather permitting.

**The Board has reviewed the final drafts of the Amended and Restated Bylaws of the Casolar del Norte HOA and the Second Amended and Restated Declaration of the Covenants and Restrictions for Casolar Vail, as prepared by the HOA attorney, Candyce Cavanagh at Orten, Cavanagh and Holmes. The Board voted to approve and adopt these documents and will prepare to ready them for submission to the owners for a vote. Owners should expect to receive them by the middle of July. The annual meeting will be held Saturday, September 5, 2015 at 3 PM the home of Kenny Friedman, 1150B Sandstone Dr.**

## **New Business**

**There are 2 open positions for the Board for the year 2015-2016. Rod and Marshall have tendered their resignations effective at the end of the HOA's fiscal year (September 30). After Kenny sent out notifications advising the members of this, he has received 2 responses: Brendan McCarthy and Bill Russell.**

**There will be a special BOD meeting on 6/30/15 at 9AM MDT for the purpose of finalizing the proposed budget for 2015-2016. This budget will be sent to all homeowners for their approval at least 30 days prior to the HOA meeting on September 5.**

**Before this meeting, Nancy Bigsby had emailed architectural drawings to all BOD members showing proposed changes for replacing failing windows in a new configuration on the west end of their house at 1180 B Casolar Dr. The exterior will be stucco to match the color and texture already existing on the west side. Also presented were taller windows to replace failing windows on the south side of the house to capture a much improved view of the mountains. There will be a change of the roof angle in the lower portion of the roof to accommodate this. The Bigsbys will not be moving walls or extending into common area. A discussion of their plans was held at this BOD meeting with all BOD members in favor of the changes. A vote was taken and the proposed changes were unanimously approved by Kenny, Donna and Rod. Nancy recused herself from the vote.**

**The next regular BOD meeting is scheduled for 7/13/15 at 9AM.**

**There being no further business the meeting was adjourned at 9:45 AM.**

**Respectfully submitted,**

**Nancy Bigsby, Secretary, Casolar HOA**