

# **CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION**

## **BOARD OF DIRECTORS MEETING**

**June 24<sup>th</sup>, 2012**

A regular meeting of the Board of Directors of Casolar Del Norte Homeowners Association was duly held June 24th, 2012 at 3:00PM via teleconference. The following Board members participated in the meeting: Nancy Bigsby, Marshall Turley, John Uhley, Charles Reyner.

### **Commencement**

Nancy called the meeting to order at 3:04pm. 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 5/6/12 Board Meeting minutes. Nancy made a motion to approve the minutes as recorded. The motion was seconded by John and approved by all attending board members. John made a motion that the minutes of the special meeting of 5/6/12 also be approved (as all those attending that meeting were also at this board meeting). Nancy seconded the motion and all attending board members voted to approve.

#### **Old Business: LANDSCAPING AND IRRIGATION**

Nancy noted that we'd had a problem with the main irrigation system running out of the Walner's home having its water turned off. Turns out the people renting the Walner's home did not like the sound of irrigation water running at night, and were turning it off. Beef met with them and explained that this is a problem as it will kill off the bulk of the landscaping! Watering was rescheduled to suit both the association and the renters.

Nancy noted that Scott (Beef) is doing a good job on the summer maintenance, which he contracts out.

#### **Old Business: Signage**

Nancy noted that our new "no parking sign" for use in the double-parking snow removal space next to 1150 has arrived and will soon be put up by Beef.

With respect to the etching onto the rock at the base of Casolar Drive some discussion ensued and it was decided there was not enough space on the rock at our entryway to place more than words “Casolar del Norte” on the rock (in other words no artwork). This was to ensure that the letters would be large enough to read by passers by/drivers.

It was suggested to place a solar powered light that will illuminate the rock/sign at night. We may look into a pole of some kind to hang this light on in the winter (to keep it above any snow drifts). If there is any further signage, such as “A Friendly Neighborhood” or “Private Road” it would have to go on the pole (vs being etched in the rock). Right now just planning on moving forward with etching the rock. Nancy said she would followup with Brendan on the quote to do that. John pointed out that we have budgeted funds this year for such a project and asked that if possible we get it done this fiscal year.

### **NEW BUSINESS:**

An area between the fire hydrant and Jerry Cross’s house is looking worn. Nancy suggested we replace some of the sod there. John acknowledged that we still have about \$1500 of common area contingency funds in this years budget that could be used towards such an effort.

### **BUDGET FOR NEXT YEAR:**

John had emailed a preliminary budget for next year to all board members just before the meeting. John went over the budget and asked that Board members review it and forward any changes or suggestions to him before the next meeting in July where we hope to finalize the budget so we’ll have time to get it off to the members for the annual meeting.

Nancy also discussed her desire to spend a little more on the landscaping budget in order to add some landscaping feature to the neighborhood. John pointed out that with other increased costs in maintaining what we have today that and the fact that we have held the line and kept our dues at \$1900/year for several years now that if we do move forward with improvements that we need to consider both the capital costs of doing so as well as the recurring costs of maintaining those improvements.

John point out that at this point we do not have an official reserve fund, as once money is put into reserve there are some usage issues that may require a vote to use those funds. Instead we simply have unused cash from previous years in our operating account. John predicted that at fiscal year end we should have about \$50K or so of total funds left over before next years dues come in. This is down from many years ago when we had closer to \$100K of such funds. John pointed out that this build up is a good thing as, for example, when we had to pay for redoing the road many years ago this money was used rather than a pricey special assessment. We also used such funds to avoid a special assessment when doing the topo map and easement project over the last few years and have been rebuilding the funds used for that over the last few years.

Nancy is going to look into what projects she feels she might want to add, but the Board felt that it would be best to try and keep dues at \$1900 (as in the proposed budget) at this time. John simply cautioned that if projects/additions/maintenance for those projects is something that we move forward on that we may need to look at increasing dues in future years. The discussion ended with the feeling that we should try and keep dues at \$1900 this next year and try to limit projects to fit within the small contingency funds we budget for right now.

### **Next Annual Homeowners Meeting**

The Board reaffirmed that plan to have the next annual homeowner's meeting as tentatively scheduled for Sunday, August 26th, at 4 PM but given previous years small physical attendance we may try and do this by teleconference only (and not at the home of Marshall as discussed in the last meeting). We will firm this up next Board meeting.

### **Next Board Meeting**

The next board meeting is scheduled for July 15th, 2012 at 3 PM via teleconference.

### **Adjournment**

At 4:00 pm Nancy motioned to adjourn the meeting, seconded by Marshall, and passed unanimously.