

CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

7/18/10

A regular meeting of the Board of Directors of Casolar Del Norte Homeowners Association was duly held July 18th, 2010 at 3:00PM at the home of Nancy Bigsby at 1180~B Casolar Dr. The following directors, constituting a quorum, participated in the meeting: Nancy Bigsby and Brendan McCarthy onsite, and John Uhley and Charles Reyner participating via telephone. With 4 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 3:07PM.

Ongoing Business

Update on Intermountain surveying -

Brendan stated that Intermountain's work was progressing. Field work surveying the current locations of improvements had commenced and will continue for possibly another week. Subsequently all encroachment definitions will be drafted and all maps and legal descriptions yielded will be forwarded to the association.

Rockwell & Lohrentz -

Both Rockwell & Lohrentz will be connecting gas service to their homes at the same time. Existing pictures of the area to be effected are still needed. Lohrentz is to submit all necessary documents before final approval is given by Association. Discussion of both projects being completed at the same time, minimizing road cuts, and seamless asphalt repair being required followed. Updates will be provided to the Board as they become available.

Budget discussion -

John stated the funding for the accounting review had been removed from the budget as it had never been required in years past as voted by Association body. Funding is included for irrigation repairs and modernization, making the budget for this item is a little larger than years past. Charles asked about where the money brought in with increased dues had been used in relation to the years of the smaller \$1,600 dues. John explained landscaping care funding had gone up, as well as snow removal costs had been big for a couple large snow seasons. As well as some general inflation of costs. Nancy commented that we weren't really generating much, if any, excess revenue with the current dues. Brendan added that until a considerable operating surplus was reached there was no need to look at lower dues. Charles asked if legal budget had been increased for any issues that remain to be addressed, such as ongoing common area situations. John replied it had not been increased over last year. All agreed that overall the budget was appropriate for the next fiscal year.

President's Letter -

A discussion of including a letter from the President highlighting the past year for the Association took place. John motioned that such a letter be included with the annual homeowners packet, which was seconded by Nancy and passed unanimously.

Cross / Beringause -

The impasse over damage resulting to common areas from the Cross/Beringause construction remains ongoing. John motioned that the next monthly bill be sent out to both parties including mandated fines, which was seconded by Charles and passed unanimously.

New Business

Bigsby Project -

Nancy brought up the planned remodel of their home, which was previously approved on 9/18/08. Since then, the scope of the project has changed slightly, with the addition of structural support for a deck that has been deemed structurally inadequate. Charles motioned to approve the Bigsby project with the added structural support, which was seconded by John, and passed unanimously.

McWilliams Tree -

A tree near the McWilliams home has been brought to the attention of the Board as a potential problem. John McWilliams would like to remove or trim back the big pine tree in front of their home. Nancy said the town policy on tree removal would have to govern if that was the plan. The policy is: if a 40' tree is cut down within the town then an equivalent 40' of vegetation must be planted, in the form of a single 40' tree or several trees adding up to 40' of combined height. John McWilliams group was willing to replant as required to take out the problem tree. Brendan motioned the tree removal be approved contingent upon two items: submission to the Board of a re-vegetation plan which meets approval, and approval from the duplex neighbor the Wallner family. Motion was seconded Charles and approved unanimously.

Construction Regulations -

Charles thought that having a general policy for homeowner's regarding construction plans would be a good idea. John thought maybe a special meeting should be set up to discuss such with a discussion to open the topic at the annual meeting. Paul commented that a president's report may be in order explaining the issues that the association has faced and been trying to resolve, including land ownership issues and solving them. Brendan will draft a GRFA explanation for town of vail rules.

Next Board Meeting -

A proposed date of 8/28/10 and time of immediately following annual meeting was set for the next board meeting at the home of Tracey Allen.

Adjournment -

John made a motion to adjourn at 4:23 which was seconded by Brendan and passed unanimously.