

CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

July 20, 2013

A regular meeting of the Board of Directors of Casolar Del Norte Homeowners Association was duly held via teleconference Saturday, July 20, 2013 at 4:00pm MDT. The following Board members participated in the meeting: Nancy Bigsby, Brendan McCarthy, Marshall Turley, John Uhley and Rod Wright.

Commencement

Nancy called the meeting to order at 4:02pm. With 4 Board members participating, a quorum was established. All participating confirmed that they had received proper notice of the meeting. Rod Wright joined the meeting at 4:06pm.

Old Business

Approval of Previous Board Meeting Minutes

Nancy presented the minutes of the previous Board meeting. Brendan motioned to approve the minutes as presented, which was seconded by Nancy and passed unanimously.

Friedman Renovation

Nancy noted that Kenny's project was moving along on schedule.

Landscaping

The discussion turned to the current landscaping contractor. Various local Board members reported on the status of the grounds. Nancy noted that all irrigated grounds were now looking good and healthy after a dry start. Brendan added that identifying and replacing a leaking zone valve on the upper Casolar Dr irrigation system had restored all zones on that system to proper function and solved the low water flow and drying out that was occurring on those zones. That combined with a departure from the drought conditions of June had restored all vegetation to full health. John stated that he would like to see how the rest of the growing season progresses and the full season's landscaping costs before passing a judgment on Pristine Landscaping for next year. Brendan added that while he wished Pristine had been more proactive in monitoring and combating the drought conditions that lasted from the onset of irrigation season through June, with notification they were able to correct the course on hydration of landscaping. He also added that a detailed map of the Association irrigation systems would very much help in the future and offered to complete such a drawing for the Association.

Bridget Bell Intent to File a D&O Claim

Nancy shared that Bridget Bell had sent another e-mail to Will Comerford of State Farm Insurance (the HOA D&O policy carrier) stating her intent to file a D&O claim. No further communications or demands from Bridget Bell directly to this Board or directly to our attorney have been received.

Trench at Kimmelman/Turley Residence

Marshall provided an update on the trenching and trench repair ongoing adjacent to 1151 Casolar. He stated that with repairs were complete and the trench should be filled and vegetation restored in the coming week.

Treasurer's Report and Proposed Budget for next year

John reported that he thought our financial outlook was in line with our budget for this fiscal year. He shared that he projects that if this continues on track that we should end this fiscal year roughly \$3K under budget and should have \$14-15k in surplus in the operating account from this and savings from past years. In addition John reported that have just over \$50k in the reserve account. A budget draft was discussed as well as how much of that budget should be funded from the next assessment charge, reserve funds or excess cash not in reserves. On conclusion of this discussion it was proposed that funds regular and periodic expenses using regular assessment income, funds the proposed one-time big landscape projects for next year from reserve funds and funds a one-time project to update HOA CC&R documents using excess funds from prior years (not in reserve) was proposed. John motioned for a vote to approve as the budget we will be submitting for ratification. Brendan seconded the motion. A vote was made and the passed unanimously.

Seanna's Letter

Nancy brought up that she had spoken with Seanna and had a lengthy discussion of what Seanna would like to see done on Vail View Drive and other issues. Seanna had also sent a letter to the Board.

A discussion followed, with many of the items being noted as addressable if the big landscaping project in the proposed budget is ratified. In addition, a discussion of what might be done this fiscal year occurred. After much discussion Nancy made a motion to get some immediate work done in the irrigated area out front of the Mulligan residence, where there is a small water source that could be put to good use. The motion was seconded by Brendan and passed unanimously.

More on Trees & Kellie Sponberg Request

John pointed out that Seanna's letter made a lot of mention of trees, and he was concerned about that in context of the recent survey results and the current HOA policy that tree trimming is something left to the individual homeowner. Marshall discussed a number of homeowners who had still wanted the HOA to take care of tree related work for them. Nancy suggested various means of trying to stay within this policy, or find some middle ground with some type of limited budget item were discussed.

In addition, Nancy brought up a request from Kellie Sponberg that the HOA trim back a tree that she believes is in danger of hitting her home and possibly breaking a window or skylight. Much discussion of this occurred and Nancy made a motion that we vote on an exception to the tree policy to take care of Kellie's request. Marshall seconded the request. A vote was taken and the motion failed in a 3 to 2 vote. However, It was decided to take both the codification of the results of the tree survey question into the governing documents as well as the question of an exception to this policy for Kellie's request to the membership at the annual meeting.

Vail View Drive surfacing

Nancy brought up the crack sealing and seal coating of Vail View Drive. She stated this work was already on the schedule for A-peak Asphalt toward the end of the paving season and funding is already included in next year's budget for this work.

Annual meeting

The Homeowner Packet will be prepared and mailed out this week. All Board members will collaborate on getting it out this Friday. The annual meeting is currently scheduled for August 25, 2013 at the home of Brendan McCarthy. Nancy suggested we also add a social meeting or potluck event, as just more of a meet your neighbors event. The Board will consider planning such an event.

Next Board Meeting

The next Board meeting is scheduled for immediately after the annual meeting.

Adjournment

At 5:19pm Marshall motioned to adjourn the meeting, which was seconded by Brendan, and passed unanimously.