

CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

August 9th, 2009

A regular meeting of the Board of Directors of Casolar Del Norte Homeowners Association was duly held August 9, 2009 at 4:00PM MST at the home of Nancy Bigsby at 1180B Casolar Drive. The following directors, constituting a quorum, participated in the meeting: Nancy Bigsby and Brendan McCarthy (present) and John Uhley, Tracey Allan and Charles Reyner (by phone).

Nancy called the meeting to order at 4:03pm. With five Board members present quorum was established. All present confirmed that they had received proper notice of the meeting. Nancy presented the minutes of the last Board meeting of June 21st, 2009. Nancy made a Motion that the minutes of the meeting be approved. Brendan seconded the Motion. The motion passed unanimously and the minutes were approved. The minutes will be posted to the web site by John.

Survey / Topo Study

Tracey provided for the board copies of the substantially completed topographic survey from Peak Land. The survey results will be reviewed by the board members, who will provide Peak Land any further direction needed to produce the final topographic and plat map.

Landscaping & Improvements, Rules & Responsibility

Nancy brought up the subject of who is responsible for upkeep of common area improvements. This issue has come before the board twice now. First in who would care for the landscaping established at the corner of Vail View Dr and Lionsridge Loop which was a homeowner's personal project until such homeowner decided he would no longer pay for care and watering of the landscaping. And second in a homeowner's request that a fence that is believed to have been constructed by a past homeowner be repaired and maintained by the association. John & Brendan volunteered to draft an association policy on such matters for review by the board and association legal council.

Follow-up on Pierce Construction

The issue of the schedule of the construction on the Pierce residence was again discussed. The project is still uncompleted and has far exceeded any reasonable completion schedule. The on and off work schedule and appearance of the residence and adjoining grounds as a construction area the entire time has gone on far too long and is creating a blight in the neighborhood. Nancy will draft a letter to the Pierce's regarding the slow progress and the construction materials, equipment, and facilities left on association property the entire time.

Beringause & Cross Construction Aftermath/Other Landscaping issues

Of the issues discussed at the last board meeting, only a small section of the sod/grass has been replaced. Also, the wires which control the water feed are still not working. The Board decided to proceed with having American Lawn Care fix this. Some other landscaping issues were brought up. The French drain that is to be installed by the Wallners will be completed before any repairs are done to the damaged concrete pans in that area. A few sprinkler heads have been added in the grounds next to the Chojnowskis. Qwest has recently replaced their service tower in front of the Scott residence. Both Qwest and Comcast will be working on and burying service lines in the coming weeks.

Association Budget

John opened discussion on the budget. He will produce a detailed budget report for review and this will soon be e-mailed out to board members. A goal of establishing next year's budget at the next board meeting was set forth.

Next Meeting

The date of the next board meeting was set for 4 PM September 13 at the home of Tracey.

Other Communications

Paul Bigsby joined the end of the meeting to add that he had been contacted by Todger who was asking about the Topo map. Todger had conveyed to Paul that he had previously told Tracey that if the HOA needed legal help to negotiate the topo map or it's consequences with any authorities that he was willing to help with the legal expense. Tracey verified that Todger had indeed offered to help paying costs involved with negotiations with the town of Vail arising from the topo map. It was concluded by the board that the offer could prevent a conflict of interests and that only association funds should be used to complete the topo survey and/or any legal costs arising from it.

Adjournment

Charles motioned to adjourn at 4:30, second by Brendan, unanimous approved.