

Casolar BOD Meeting 9/12/16

A regular meeting of the Casolar Board of Directors was called to order at 4:16 MDT by President Donna Hurwitz. Also present by teleconference were directors Brendan McCarthy, Allie Frick, Nancy Bigsby and Monique Friedman, thereby establishing a quorum. Kenny Friedman was also present by teleconference.

The first order of business was to welcome Monique to the Board. We all appreciate her offering her time and expertise to serve the association.

The next order of business was to approve the minutes from the prior BOD meeting which was held on 8/3/16. All who had attended the meeting (Donna, Brendan and Nancy) approved the minutes. Allie was unable to attend therefore she did not vote and Monique was not yet on the Board therefore she did not vote either.

The next order of business was to appoint officers. The slate of officers is as follows:

Donna Hurwitz – President

Monique Friedman – Vice President

Nancy Bigsby – Secretary

Brendan McCarthy – Treasurer

Allie Frick – At Large

Brendan gave his treasurer's report and there is one more landscaping bill and September water and trash bills and tree treatment costs left

to pay during this fiscal year. We have \$12,787 in our operating account and \$24,369 in our reserve account.

Brendan said that he would be sending invoices to all homeowners electronically (via email) for 2016-17 dues. The King property is due to close on 9/16 and the title company will be sending Casolar HOA dues on our behalf at the closing. Brendan will wait until October 1 to deposit all checks he receives in order to keep the accounting correct for the 2016-2017 fiscal year.

The O'Winters have asked the Board to approve minor changes to the home. They will be adding a window facing the north side of the property, replacing 3 other windows and adding a skylight. They also want to match the Kimmelman's exterior infill under their deck so the entryway looks better. Kimmelmans (their duplex neighbor) have already given their written approval. The BOD unanimously approved these changes.

The BOD discussed Kellie Sponberg's requests which she had previously presented to Brendan. She did not attend the annual meeting therefore we have not heard from her formally. Brendan said she wanted the HOA to pay for cleaning up the property between her home and the Merz's. After discussion, the BOD unanimously rejected her request based on the informal policy that the BOD will only improve HOA land visible to many homeowners. Many homeowners have spent their own funds to improve HOA property that is only visible to them. The BOD is always open to proposals for improvements which homeowners would like to make.

Kellie also requested that the HOA pay for a large tree between her home and Brendan's to be removed or trimmed back. The BOD

decided that since the tree does not represent a fire danger or possible danger to her property that the removal should be done at the homeowner's expense. As the tree does impede plowing however, the BOD did authorize the bottom of the tree be trimmed so that the plow truck can fit under it.

On the Vail View side of the Vail View Spur there is a large, overgrown chokeberry bush that is now overhanging the roadway and will make plowing difficult. The BOD approved trimming this.

The Pringle/King driveway developed a wet area on it and adjacent to it on the north side this summer. Our landscaper dug a small trench to drain the water and reduced the irrigation frequency in this area.

Donna said it might need a curtain drain if the problem persists.

Nancy reminded everyone that driveways are the responsibility of the homeowners. She added that the homes looked a little undercared for (peeling paint on the south facing decks and no snow fences on the roof which allows snow to fall on the driveway near the garage doors). There was no further discussion except to note that hopefully the new owners will make improvements the property and that the BOD will direct our landscaper to report any wet areas developing in the spring/early summer.

Brendan and Nancy will look into the cost of redoing and maintaining a new website for Casolar in the future. More details to follow.

Donna told us that the new snowplowing contract from Scott Halstead is not anticipated to increase in cost from last year.

The next BOD meeting is scheduled for October 10 at 4:15PM MDT

There being no further business, the meeting was adjourned at 5:02 PM MDT.

Respectfully submitted,

Nancy Bigsby, Secretary Casolar HOA