

CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

September 13, 2009

A regular meeting of the Board of Directors of Casolar Del Norte Homeowners Association was duly held September 13th, 2009 at 4:00PM MST at the home of Tracey Allan at 1150A Casolar Drive. The following directors, constituting a quorum, participated in the meeting: Nancy Bigsby, John Uhley and Tracey Allan.

Nancy called the meeting to order at 4:10pm. With three Board members present quorum was established. All present confirmed that they had received proper notice of the meeting.

Minutes from the last meeting were reviewed, discussed and approved.

Old business- Survey/Topo study

Nancy brought a copy of the topographical map from PLC and reviewed it with John and Tracey. Nancy also passed out some useful suggestions from PLC. The topo is done, but PLC is waiting to hear back from us on specific directions relating to how to proceed with the Platt map portion of the project. The general problem is that all of the homes in Casolar Phase I are not built where they were supposed to have been built (or where they were 'recorded' as having been built). It seems likely that to resolve this that we'll need the completed Platt which shows where everything really exists (makes sense) and then bring this work product to the homeowners of Casolar asking that they approve ownership of the land by each individual member based on where their homes were actually built. John shared that his position is that each homeowner should have clear title to their home as any layman would assume they own by walking around a home/property. Nancy and Tracey agreed with this concept. Nancy suggested that we take this to our attorney to get them to get their input and to eventually help us draft whatever we'll need our membership to vote on/approve. This was restated as a motion. Tracey seconded. John also approved. Motion carried.

John made a motion to hand off a copy of the completed topographic map to the Town of Vail (Bill Gibson). Nancy and Tracey approved the motion. John will drop off a copy on Monday. John will also contact PLC to get another few printed copies and an online copy to post on the web site.

Old business- Pierce

Nancy reviewed the letter she sent to the Pierce's. On Aug 19th he wrote back from the 9-Aug letter. The summary of the letter is that he's asked for an extension to complete all outside work/cleanup by October 1st. This was discussed and the board agreed to provide this extension in a written letter that Nancy will draft and send but that we will also indicate that if work is not completed by October 1st that the Board will begin to assess fines each day that the cleanup is not completed. In specific the Board really wants the port-a-potty and dumpster removed and the outside cleaned up by October 1st.

Old business- Cross & Beringhaus

John talked to Eric and will be meeting with Nedbo in the near future to review the damaged drainage pan near the power transformer. In addition John showed Eric the irrigation area where the Board has intervened because the dug up area had neither been replanted nor resodded and where we've had to put in a battery powered timer due to the wires not having been properly repaired. The Board instructed John to invoice Beringhaus/Cross for this portion of the repairs (but not for the irrigation added by the HOA). John said he would draft a letter, generate an invoice and share it with the Board before sending it out.

Old business- Bill Russell walk with Nancy

Nancy talked to our attorney about fence issue. Our attorney confirmed that if the Board (former or current) never approved this structure then we are correct that the Association has no responsibility or requirement for taking it over or maintaining it, even if it is on Association land. The attorney agreed that if we elect not to take it over that we may remove it or, if we wish, allow it to continue to exist. If an individual homeowner (Bill) wishes to pay for an extension to this fence he would have to submit this request to the Board. Nancy said that while we all agree that we do not wish to take on the fence as an Association maintained feature at this time that she does agree with Bill that it would be nice to reduce foot traffic from non-Casolar folks that may be wearing down a path on the side of his house. She suggested that we budget for putting up no-trespassing signs, both near Bill's problem area as well as (if desired) near Todger's area (leading down towards the Hampton unit). Nancy made a motion we do this for next fiscal year. Both John and Tracey seconded this motion.

Nancy also saw Brendan's stone work in the front of the triplex. Nancy agrees it doesn't look good and will request that Brendan finish this off or remove it.

American Lawn Care-

Nancy got a quote from Scott Fritzler to put in a french drain near the Wallner driveway to try and mitigate the water run off. The quote was for \$500 – John asked that if we do this we budget for it in October. Motion was made to do this. All voted in favor of it.

In general landscaping looks really good. Comcast swears that they'll be here next week to ground bury cables and fix broken peds. We will keep our fingers crossed they do (already missed several deadlines for doing this).

Tracey brought up the flower bed at the base of her property. John indicated that per former board meetings we've agreed to budget for taking care of this. It is budgeted for next year (Oct) to cut and cover with protective material (as has been done in the past).

John noted that we are going to go over budget due to the various landscaping issues that have come up this year (in effect the budget was too low last year to cover actual landscaping costs). Not much to be done about this, other than to more accurately budget for next fiscal year.

Snowplowing-

We have bid from Shem for snow plowing. We need to get one from Scott Halstead too. Tracey will also try and get us another bid from Holywood services before the next board meeting. In the mean time we are going to budget for 20K in snowplowing costs, which was last years budget.

Nancy mentioned that whomever we award the snowplowing to that we should discuss our desire to minimize seasonal damage to grounds (sprinkers, grass, etc). Some discussion of possibly adding stakes to mark problem areas occurred. All board members agreed this would be a good idea.

Budget Review

John read through the line items of the proposed budget that he'd emailed earlier to all Board members. The budget was based on actual from the current year as well as a few line items to cover perceived expenses for next year (ie: monies for stakes and other projects that have been discussed). Nancy expressed that it would be great if we could keep the dues at \$1900 as in past years, which the proposed budget does.

John motioned make this the proposed budget for next fiscal year (which starts next month). Both Nancy and Tracey seconded the motion. Motion carried.

Annual Meeting, Election and Budget Ratification timing

Some discussion occurred as to how “broken” the current system of the actual budget and Board not being ratified or elected until two months into the new fiscal year. Tracey brought up a suggestion that we have the membership change this. John agreed and suggested that if we as a Board could put together a budget and have it ratified by the membership before future fiscal years start (before October 1st) and if the Board could be elected and running things by this same time that it would make a lot more sense. Everyone agreed that we should put this out to the membership and suggest that Budget ratification and Board elections for 2010-2011 (not 2009-2010) be moved to the August/September time frame. If we get a ratified budget done in August and invoice in September then the monies for the new fiscal year could be due before those monies are supposed to be spent (makes a lot of sense). Tracey moved that we propose at the annual meeting to August starting in 2010. John and Nancy both seconded the motion for this proposal.

Annual Meeting Time & Location

Discussion occurred as to where/when to have this years annual meeting. It was decided that this would be on the Friday after thanksgiving this year. Tracey said she'd be happy to have it at her house at 4PM. Nancy and John thanked her and agreed. Nancy suggested that we be sure that when announcing this meeting that we also include a note announcing that a regular board meeting will immediately follow the annual meeting (as was done in the past, but this year we want to be sure and announce it along with the annual meeting).

Reimbursement request

Nancy presented John with some receipts totaling \$41.21 and asked for reimbursement (misc mailing expenses and the like). John and Tracey agreed and John will cut a check for \$41.21 to Nancy.

Next Regular Board Meeting

Some discussion as to when to hold the next Regular Board meeting occurred. It was decided that the next Board Meeting should occur on Saturday, October 3rd at 3PM at Tracey's.

Adjournment

Nancy made a motion that we adjourn the meeting. John seconded. Meeting ended at 5:25PM.