

CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING September 22, 2013

A regularly scheduled Board of Directors meeting of the Board of Directors of Casolar Del Norte Homeowners Association was held via teleconference September 22, 2013. The following Board members participated in the meeting: Nancy Bigsby, Rod Wright, Marshall Turley, John Uhley and Kenny Friedman.

Commencement

The meeting was called to order at 10 AM. With 5 Board members participating, a quorum was established. All Board members confirmed that they had received proper notice of the meeting.

The minutes of the previous board meeting were unanimously approved.

The results of the ballots recently submitted at the homeowner's meeting, except for the members' votes for board members will be included in the minutes for that meeting posted on Casolar Del Norte's' website.

Requests from homeowners

Two projects were approved by the board unanimously in writing via email between meetings: John Uhley requested to swap a window style as required by the Town of Vail on an already approved window change project and the Merfish/Hurwitz duplex have requested to repaint the outside of their homes in the same existing color which was approved unanimously.

Jerry Cross' easement request was not approved for lack of sufficient votes from the homeowners. He was given a list of homeowners who had not voted. He will be told he can try for another vote. Kenny Friedman, President, will contact Jerry directly.

There is a mushy wet area near the back steps at the Walner's residence. Pristine (the landscape company) was asked to investigate, but with all the rain it cannot be properly investigated right away. Since October 1st is when sprinklers are due to be shut off, we may not have an answer until next year. The Walner's will be advised by the Secretary, Marshall Turley.

Landscaping contractor

It was noted that the current landscaping contractor has not been sufficiently responsive and that another contractor would be sought out for next year. We will begin seeking a replacement immediately. One of the possible companies is Ceres. Others will be sought as well by local resident board members Friedman, Bigsby and Turley.

Treasurer's report

The treasurer reported that at the end of the year there should be 3-4k dollars left over in the operating budget. Some of this money will be used to pay for the planned filling in of cracks in the Casolar Drive and Vail View Drive spur, originally budgeted for next year.

The balance sheet is expected to show a total of around \$65,000 at the end of this fiscal year; about 12K in the operating funds and 52K in the reserve fund. John Uhley, the treasurer, confirmed with the board that he would proceed with a funds transfer of \$1677.55 from the operating fund to the reserve fund per the current year's approved budget.

It was noted that the board and the Russell's have settled their disagreement, the debt to the association for the most part has been paid, and the lean on their home released.

Plans for common area maintenance and landscaping

Based on feedback at the last homeowner's meeting and to the various board members, the board believes that a critical first step will be to define the scope of HOA responsibility for the common area maintenance and to create as fair and equitable a distribution of landscaping throughout the member's properties as possible. To do this, we will establish representatives from the three areas: Sandstone, Casolar, and Vail View spur. While we await input from these representatives, the board has decided to proceed with the already approved project: the section of pavement damaged by cottonwood tree roots will be repaired when the pavement company seals the cracks that have developed in the Casolar and Vail View spur roads.

In the past, the HOA did not maintain planter boxes, or trim trees, and trimming bushes and weeds was not generally done. There is no document describing what the HOA should maintain or not maintain and the responsibility of who is ultimately responsible is unclear. In the past many members have paid for their own landscaping. Based on member feedback, the board wants to create a first class exterior look to our neighborhood. We do have \$52,000 in a reserve fund, part of which we could use to get this started (use of this fund requires a vote of the members). Before starting such a project, the board would present the members with a professionally prepared layout so they can see what value they will get for their money, and provide feedback to assure satisfactory results.

The board discussed, and it was agreed, to spend up to \$2500 if necessary to obtain such a design. This will be funded with excess operating funds from past years, and will be done in conjunction with input from homeowners in the various parts of our neighborhood.

The board believes we need to have a sufficient variety of services so that everyone can benefit (mowing, flower beds, weeding, tree and hedge trimming, etc). The board will be asking for volunteers from each of the three parts of the neighborhood.

Freeing up of road easement & two building lot approvals

Todger Anderson owns two possible building lots, accessed from Casolar drive, approximately across or slightly uphill from the Bigsby's property. The properties in question are yet unapproved for building, and Tom Braun has submitted drawings on Todger's behalf asking that we allow him to move the footprint of one of his lots up the hill so as to resolve the current encroachment of a section of Casolar Drive that Todger allowed on the bottom corner of one of his lots. The Board believes that a request for the Board to sign off on approving such a footprint change would best be accomplished by a vote of the membership to grant the Board such authority. He also has two possible building lots, one designated for a single family dwelling and one for a duplex. He wants to change this to two single family dwelling units. That would reduce the dues paid to the association unless we assigned each of the dwelling units 1.5 times the normal dues (and votes). This would require a vote of the membership to amend the governing documents. Todger presently pays reduced dues on this raw land of 3×0.4 assessments for the three authorized dwelling units on this land, or $\$1900 \times 1.2 = \2280 . This arrangement dates from long before the time of present board members. There may be an easement issue with other neighbors which needs to be investigated. Tom will be advised that these requested changes must go to a HOA vote.

Sprinkler system changes at Kimmelman property

The board has not yet received a detailed invoice from the Kimmelmans on plumbing expenses they have indicated they believe that the association should reimburse them for. Discussion was tabled until after a detailed invoice is received and reviewed.

Other business

The board approved a change in the front door style for the Bigsby's (Nancy Bigsby abstained in the vote). This was approved by their neighbor, John Uhley, contingent with the understanding that he would not be required to change his door to match. Nancy Bigsby confirmed that this was what the Town of Vail had indicated to her.

The registered agent (as required by the state of Colorado) will be changed from Brendan McCarthy to Marshall Turley, the new secretary.

The next meeting of the board was tentatively set for October 20th at 10 AM at Kenny Friedman's. The meeting was then adjourned at 11:38 AM.

Sincerely

Marshall Turley, secretary