

CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

September 23rd, 2012

A regular meeting of the Board of Directors of Casolar Del Norte Homeowners Association was duly held September 23rd, 2012 at 3:00PM via teleconference. The following Board members participated in the meeting: Nancy Bigsby, John Uhley and Charles Reyner. Nancy noted that Marshall had told her that he would be unable to attend.

Commencement

Nancy called the meeting to order at 3:15pm. With 3 Board members participating, a quorum was established. All participating confirmed that they had received proper notice of the meeting.

Old Business

Approval of previous Board Meeting Minutes

The meeting began with a review of the minutes of the 8/26/12 Board Meeting minutes. Nancy made a motion to approve the minutes as recorded. The motion was seconded by John and approved by all attending board members. John noted that the annual membership minutes would be posted to the web site and marked as "pending approval" at the next membership meeting in 2013.

Old Business: Legal assistance regarding Bill Russell

Nancy shared that she and John had spoken with our attorney, Candyce, regarding Bill Russells repeat requests (reimbursement for landscaping work he called his rental company on and maintenance work on the planter box/retaining wall in front of his unit).

Regarding his request that we reimburse him for landscaping maintenance Candyce opined that the Board was correct in denying Bill's request for such reimbursement because (1) he never gave the Association a chance to address his concerns and allow us to utilize our contractor to resolve any issue and (2) had he contacted the Board it is likely that it would not have cost the Association more since our contractor likely would have addressed the issue without additional charge to the Association.

Candyce had also opined that since the Association has a history of not paying for maintenance of improvements put in by the builder or the homeowner (these have historically been paid for by the individual homeowner not the Association) that the Board was being consistent in denying this request. She also agreed that it would be fine to giving Bill the option to pay for a contractor to do this work himself (but not expect

Association reimbursement) as long as his neighbors were in agreement. She agreed that the Board would have difficulty budgeting for maintenance of improvements made by the builder or the homeowner without Board pre-approval and that such would be inconsistent with the way that past Boards have operated.

Nancy agreed to followup with Candyce to have her write back to Bill Russell after first checking with Marshall and Brendan to confirm that all Board members were of like mind on this.

Old Business: Lohrentz Sale Pending

Nancy shared that Bill Lohrentz has a sale pending of his unit and the buyer has indicated that they would like to Association to pay to put in a French drain or equivalent to reduce or eliminate a problem of water seeping from behind the house towards/into their basement. The Board has not taken such action in the past and feels that this is a condition that the homeowner needs to resolve – although we would be happy to provide our okay for either Lohrentz or the new buyers to install and maintain (at their own expense) such a French drain on common area land behind their home. Charles pointed out that it was his understanding that the Pierce project required the Pierce's to pay a lot to anchor their new deck (or shore up land so that they could build that deck) – he felt this type of thing was quite similar – something that the individual homeowner might need to get Association permission to do but that the homeowner should bear the installation and recurring maintenance costs on.

The new buyers also would like us to vacate the easement we already have into the unit for access to the Association operated and maintained irrigation system. John pointed out that we already have this easement on file with the county and that there shouldn't be a reason for us to vacate it all – the new owners simply have to accept this minimal access (twice a year) as part of the pre-existing condition of the purchase. We have spent several thousand dollars (separate water meter, valves, plumbing, irrigation timer, etc) and should not have to change this as part of the sale of the home. Likewise there was some question as to moving the valve box – again, something that the Association feels that we should not have to pay for but would be okay if the homeowner wants to do this at their expense.

Old Business: Dues

Nancy reported that so far 13 people have paid next years so far. John indicated that we will wait until 10-1-2012 to put them into the bank. He will also send out a reminder email to anyone who we don't have a check from yet.

New Business: Boulder Lighting

After some discussion the Board decided to defer the issue of lighting for the engraved rock at the bottom of Casolar Drive until the next Board meeting. Charles is going to research what type of solar/battery powered light there might be for this.

New Business: Irrigation Blowout and Winterization

Nancy shared that Beef would be starting the blowout of the irrigation system and doing some winterization in the next week or two.

Next Board Meeting

The next board meeting was scheduled for Sunday, October 21st at 3PM mountain time via teleconference.

Adjournment

At 4:00 pm Nancy motioned to adjourn the meeting, seconded by John, and passed unanimously.