

CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING November 17, 2013

A regularly scheduled Board of Directors meeting of the Board of Directors of Casolar Del Norte Homeowners Association was held via teleconference November 17, 2013. The following Board members participated in the meeting: Nancy Bigsby, Rod Wright, John Uhley and Kenny Friedman. Marshall Turley was on the road and unable to attend.

Commencement

The meeting was called to order at 10:10AM, subsequent to the special membership meeting, which was held at 10:00am. With 4 Board members participating, a quorum was established. All attending Board members confirmed that they had received proper notice of the meeting.

The minutes of the previous board meeting were unanimously approved.

Todger Anderson Special Meeting Results

The results of the special meeting were noted.

The Board received more than 67% approval from the membership to grant it the authority to provide Association approval for Todger Anderson to relocate his undeveloped Lot uphill so that it and Casolar Drive no longer encroach on one another. It was noted that the Association is only granting approval – whatever paperwork or legal costs needed to move the Lot are to be taken care of by Todger Anderson.

The Board also received more than the 67% approval from the membership to revise the governing documents to reflect and document the voting and assessment charges which are currently and which will in the future (once development of dwelling units starts) be applied to Lots 4 and 5.

Based on the variance request and the passing vote at the special meeting this morning it is understood that future development of Lot 4 and Lot 5 shall now be for a single family home on each lot, rather than a single family home on one lot and a duplex on the other as previously planned. Each single family dwelling unit once building begins shall be assessed 1.5X assessment fees and shall have 1.5 votes in order to make the Association neutral of the projected assessment fees and votes that would have otherwise been received if the originally planned three dwelling units for these lots were built. It is understood that the two single-family dwelling units shall each have the right to utilize half of the square footage of the “never to be built” dwelling unit that was originally planned. In addition, until such a time as construction of a dwelling unit begins on either of these Lots it is understood that the long-standing arrangement of each of these Lots shall continue. In specific, each undeveloped Lot shall carry a vote of “0.6” and each undeveloped Lot shall be assessed 60% of a normal annual assessment fee.

The Board (as a result of approval from the membership) authorized the president to execute the necessary paperwork on behalf of the Association to reflect this.

Treasurer's report

The treasurer reported that tax reporting forms for the FY2012-2013 year have been completed. The net income of \$1757 was offset by prior losses, so no taxes are due. Filing will occur prior to deadlines coming up in mid December and mid January respectively (for Federal and State forms).

The Treasurer will forward copies of these to the Board members to review prior to filing.

NEW BUSINESS

Landscaping Update

Kenny reported that he has had four meetings with Ceres to try and define the scope of work and potential costs of both maintenance and long-term landscaping improvements. Kenny has also met with various members from the different sections of the HOA (Casolar, Vail View and Sandstone). Ceres has submitted an initial quote on items associated with the maintenance work portion of his discussions with them. After much discussion it was decided that Kenny, Nancy and Marshall will continue to discuss this quote with Ceres to see if we can negotiate an acceptable arrangement with them on the maintenance portion of this project. In addition Kenny and Nancy will continue to discuss the separate issue of the long term landscaping projects with them as well as the landscaping committee. Kenny indicated that he would report more to the Board in future meetings as this develops.

Governing Documents Project Update

Rod Wright has agreed with work with Paul Bigsby on the project of updating the governing documents. This is still in the preliminary stages and Rod hopes to be able to report back with more of a game plan on this next month.

Next Board Meeting

The next meeting of the Board was tentatively set for December 15th at 10 AM at Kenny Friedman's. The meeting was then adjourned at 10:50 AM.

Sincerely

John Uhley, Casolar Del Norte HOA Treasurer