

CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

November 18th , 2012

A regular meeting of the Board of Directors of Casolar Del Norte Homeowners Association was duly held via teleconference on November 18th, 2012 at 3:00pm MST. The following Board members participated in the meeting: Nancy Bigsby, Brendan McCarthy, Charles Reyner, Marshall Turley and John Uhley.

Commencement

Nancy called the meeting to order at 3:03pm. With 5 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 10/21/12 Board Meeting minutes. Nancy made a motion to approve the minutes of the last meeting as presented, which was seconded by Charles and passed unanimously.

Bill Russell Update

John reported that Bill Russell has emailed the board refusing to pay his \$1900 dues and the current \$150 late fees on top of that until we do what he has demanded. Nancy said she met with Bill and his wife today and that they are submitting some type of list of things they'd like done around their area. While the Board will consider their requests, the issue of unpaid dues cannot be tied to requests of individual homeowners – dues are a requirement that every homeowner entered into a covenant to pay when they bought their home. John will draft a reminder letter to Bill Russell indicating that payment of dues and late fees is required by December 1st 2012 or additional late fees and any fees incurred towards collection will be imposed. Draft of letter will be shared with and voted on by Board before it is sent out.

As part of the meeting with Bill and his wife Nancy said the issue of the stray unburied Comcast cable line (that was brought up earlier this year) came up. While various members of the Board have already called Comcast on this they (Comcast) have not followed up and buried the cable. Brendan said he would again call and request Comcast come back and bury the cable.

Wallner Project

The Town had put a stop order on the window replacement at the Wallner's (having to do with window trim match and/or building permits – not a direct HOA issue). The Town and the Wallners and their neighbors the McWilliams have resolved this issue outside of HOA involvement. Apparently the McWilliams are going to paint their trim to match the Walners, which is okay with the HOA and has passed the okay with the Town of Vail.

Jerry Cross Project

Jerry's contractor sent something to Brendan, but not the rest of the Board. After a review by Brendan to the rest of the Board we decided that we cannot approve this until we get confirmation back in writing from Jerry Cross or his wife on two issues. The first is that they are only changing out the deck railing – no increase of size of deck. The second is that the parking space they now appear to want to convert some common area land into (not something they asked the Board's permission for up front) must be confirmed in writing by them as a public parking space that anyone can use – not a private space for their exclusive use. Brendan is going to draft a letter back to Nedbo and the Crosses to confirm this and Nancy will let the Town of Vail know that we're not able to approve until the Crosses respond to us in writing on this matter.

Boulder Lighting

Brendan still hasn't heard back from Town of Vail but will call them again on this as the light would likely do a good job of illumination of the boulder. Tabled until next meeting.

Kimmelman Easement

The special meeting on 11/4/2012 called to vote on empowering the Board with the ability to sign off on the easement requested by the Kimmelman's passed with sufficient votes. The Board approved the project and will sign off on easement paperwork presented by the Kimmelman's documenting this (Kimmelman's will need to hire someone like Intermountain to produce the legal description but the board is empowered to sign off on it).

Landscaping/Snowplow:

We still don't have an October invoice from Scott Halstead nor a confirmation that bill for snowplow service will be same as last year starting this month. Marshall and John will both call him to remind him we need these to pay him out. The assumption is that the snowplow charges will be identical to last year at this time, but we need this in writing from Scott before we can start cutting him checks.

Next Board Meeting

The next Board meeting is scheduled for 4pm Saturday, December 15th, 2012 MST.

Adjournment

At 3:51pm Brendan motioned to adjourn the meeting, which was seconded by Charles, and passed unanimously.