

Casolar Homeowner's Association

Board Meeting 12/11/08

Board Members present:

Nancy Bigsby
John Uhley
Brendan McCarthy

Board Members participating by phone:

Tracy Allen

Homeowners present:

Charles Reyner

Opening of meeting

5:05pm Nancy called meeting to order and John seconded motion

Election of officers of the Board

John nominated Nancy for association president, seconded by Brendan.

Nancy nominated Tracy for association Vice President, seconded by Brendan.

Nancy nominated John as association Treasurer, seconded by Brendan.

Nancy nominated Brendan as association Secretary, seconded by John.

All votes unanimous with no discussion

Orders of business

- 1) Pierce Project (Meg Hanlon participating on behalf of Pierce by phone)
 - a. Funding secured by Pierce family to close in house and complete exterior work.
 - i. Doors windows, exterior to be completed by mid-February per Meg Hanlon.
 - ii. Charles noted exceptionally slow work schedule on current exterior work that would not complete the exterior by mid-February. Meg stated more workers would be on the project after holidays. Meg cell (970)331-4752.

- iii. Charles noted foundation drain pipe pointed at his home and questioned the need for it and amount of water it would potentially flow. Charles asked if it could be verified that a catch basin was installed as the Pierce project architect had previously specified. Galen Asland needs to be contacted for further information on this.
 - b. Telephone line for security
 - i. Approval for temporary surface line requested
 - 1. Board motions to grant approval for temporary phone line across common property conditional upon the following 5 items:
 - a. Line being buried prior to June 15, 2009
 - b. Exterior of home being completed per approved exterior architectural drawings by February 20th, 2009.
 - c. Completion of all project architect recommendations regarding foundation drain pipe pointed at the Reyner Residence by June 15, 2009.
 - d. Revegetation of all disturbed areas of construction site by June 15, 2009.
 - e. Should any additional time be required, the board asks the Pierce team submit a request for time extension.
 - ii. Motion to approve by Tracy, seconded by Nancy. Unanimously approved.
- 2) Cross/Beringause
 - a. Motion for John to call the involved owners and discuss the landscaping situation and schedules for completion of all landscaping / revegetation by Tracy, seconded by John and unanimously approved.
- 3) Watts
 - a. Motion to approve Watts project (replacement of damaged and leaking roof) as previously presented by Watts, seconded by John, unanimously approved
- 4) Financials / Operations
 - a. PO Box secured in Vail for association. Association mailings will move from Texas to this new box.
 - b. John motioned to open two bank accounts with First Bank. A HOA operating type account and a reserve money market account. Motion by Tracy, second by Brendan, unanimously approved.
 - c. Board members will review the newly approved budget for excessive or unrealistic items. Motion by John, second by Brendan, unanimously approved.
 - d. John to explore the possibility of an HOA web site to simplify availability of HOA information and matters in one central location. Motion by John, second by Brendan, unanimously approved.

- e. Nancy to explore any loose ends from the previous HOA board and report back with any work yet to be done for the board. Motion by John, second by Tracy, unanimously approved.
 - f. Motion to pay Scott Halstead as he is currently billing association and retain him for the 2008-2009 plowing season by Nancy, seconded by Tracy, unanimously approved.
 - g. Motion by Brendan to get the corner of Casolar Dr and Vail View driveway filled with gravel to road grade for aesthetics over the winter until the extent of drainage problems in the area is determined, second by Nancy, unanimously approved.
 - h. Brendan will draft letter of board introduction to all association homeowners.
- 5) Next board meeting 4PM January 4th.
- 6) 6:35 Motion to adjourn the meeting by Nancy, second by John, unanimous!