

# CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION

## **BOARD OF DIRECTORS MEETING**

**December 11, 2011**

A regular meeting of the Board of Directors of Casolar Del Norte Homeowners Association was duly held December 11, 2011 at the home of Charles Reyner. The following Board members participated in the meeting: Nancy Bigsby, Brendan McCarthy, Marshall Turley, Charles Reyner and John Uhley via telephone.

### **Commencement**

Nancy called the meeting to order at 4:09pm. With 5 Board members participating, a quorum was established. All participating confirmed that they had received proper notice of the meeting.

### **New Business**

#### **Winter Street Maintenance**

Scott Halstead has added a sand drum near the Turley residence keeping sand at the ready for application to Casolar Dr. The sand stored in the drum is available for the use of all Casolar homeowner's as needed.

#### **Homeowner Construction Projects**

Nancy brought up the subject of construction projects in the Association and when Board approval was required for such activity. Brendan mentioned that any work requiring a permit from the Town of Vail would need a letter of approval from the Association Board to obtain such a permit. The work recently completed on the Rockwell residence was cited as an example. The garage door has recently been replaced there and all were uncertain if any approval had ever been requested or granted for such work, from the Association or town. It was agreed that note should be made of this situation and the Rockwell family should be asked if any approval for the project had been made. Marshall offered to draft a letter to the Rockwell's as well as all Homeowner's regarding such situations.

#### **Association Business**

Charles brought up a question of whether any association or town restrictions exist regarding the conversion of garages to living space. He expressed wonder about why Potato Patch property values seemed to him to be a little greater than those of Casolar and if anything could be done to help out our property values in general? Nancy mentioned that a question could be put to homeowner's as to whether there are any improvements around association grounds that they would like to see take place? John expressed a reservation about possible recurring maintenance costs that could arise from improvements and that being a financial burden on the association. The subject shall be explored by Board members to see if any action can be taken,

and what specifically that may be. The idea of adding a Casolar del Norte logo on the large boulder at the corner of Casolar Dr and Vail View Dr was mentioned and will be researched.

### **Uhley Residence**

John mentioned that he is looking to do complete a project similar to what the Bigsby family has completed on their half of the shared duplex. He stated the same structural issues are arising on his South deck as had occurred at the Bigsby's, and he would like to remedy these issues in much the same fashion the Bigsby's have.

### **Next Meeting**

The next Board meeting is tentatively set for 1/8/12 at 4pm at the Reyner residence at 1121A Casolar Dr.

### **Adjournment**

At 4:36pm John motioned to adjourn the meeting, the motion was seconded by Charles, and passed unanimously.