

CASOLAR DEL NORTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

December 15, 2012

A regular meeting of the Board of Directors of Casolar Del Norte Homeowners Association was duly held via teleconference December 15, 2012 at 4:00pm MST. The following Board members participated in the meeting: Nancy Bigsby, Brendan McCarthy, Charles Reyner, Marshall Turley and John Uhley. Bridget Bell (Bill Russell's wife) also called into the meeting.

Commencement

Nancy called the meeting to order at 4:02pm. With 5 Board members participating, a quorum was established. All participating confirmed that they had received proper notice of the meeting.

Nancy took the above roll call and asked Bridget if it was just she, or if Bill was also on the call. Bridget replied that it was just she.

Old Business

Approval of Previous Board Meeting Minutes

The meeting began with review of the minutes of the 11/18/12 Board Meeting minutes. With no comments or corrections made, Brendan motioned the meeting minutes be approved as presented, which was seconded by Charles and passed unanimously.

New Business

Bridget Bell Requests of Board

Nancy turned the discussion to Bridget and offered her the floor for ten minutes to present her concerns or requests.

Bridget brought up the issue of a Comcast cable which is still running from behind the triplex over a retaining wall and into a feed for Brendan McCarthy's middle unit. One concern that Bridget voiced was that that any people walking down the hillside might trip on the cable and get hurt, a possible liability concern for the Association. Bridget shared that it is her belief from talking to Comcast that they will be unable to bury the cable properly due to the retaining wall but that an alternative feed in the front of the unit may be available if Brendan/ComCast work together to feed it through the front of the home. After much discussion the Board, including Brendan McCarthy, voiced their support of having the situation resolved by Comcast and Brendan committed to working with this utility company to attempt to fix this and have the drop

cable behind the units replaced/removed with this alternative feed. It was noted that the Board lent it support in resolving this situation and Brendan committed to working with Comcast to get this done.

Bridget also voiced concern over some type of small garden that Brendan McCarthy has behind his unit is against the rules and would like it removed. Brendan voiced that he loved his garden and was unaware of any rules against it. Much discussion about this garden, where people lived, and the like ensued. The Board did not take any direction action on this issue at this time.

Bridget also voiced concern over the landscaping in her part of the neighborhood and the maintenance of common areas in general. Nancy reminded Bridget that in the President's letters sent to all homeowners in the fall of 2011 and again in the summer of 2012, the BOD had asked all homeowners if there was anything they would like done around their homes in terms of landscaping and the Board would take their requests under advisement and see if funds might be available for such requests. The Board would look at the next year's budget and see if the additional requests could be granted. At those times neither Bridget nor Bill Russell responded to these offers in the newsletters.

A number of points relating to documentation (or lack of documentation) of what areas are to be maintained were brought up. It was pointed out by members of the Board that as far as this Board was aware in the history of many Boards and the maintenance of common areas into the distant past of the history of Casolar that no formal map or diagram of areas has ever existed. However, the Board agreed with Bridget that this would be a good thing to have. Members of the Board indicated their willingness to work on this and better document and incorporate into contractor agreements for the future this information. With respect to spring/summer maintenance such documentation will likely be deferred until the snow has melted as it will be difficult, if not impossible, to do such a project with things covered up in snow as they are right now. The Board committed to working on this, but generally speaking to defer the spring/summer items until the beginning of spring when the grounds are visible.

Nancy pointed out that the Board had other things to deal with at this meeting (the above discussion went far longer than 10 minutes), but Bridget wanted to continue. Charles asked about her other topics and the Board agreed to let her continue.

Bridget voiced her view that since Nancy had been reimbursed for the Associations portion of some landscaping that Nancy had done for cash next to the road up near her unit that Bridget felt that she and Bill were entitled to the \$160 reimbursement that had previously requested and been repeatedly denied. John tried to point out that there was a difference between a reimbursement for a project that had been approved by the Board (see June board minutes) vs an unapproved expenditure. Bridget did not agree with this. However, Bridget did agree that her request for \$160 relating to landscaping was a totally separate issue from failure to pay assessments or late fees.

Nancy again tried to take back the floor so that the Board could continue with other business, but this was not possible as the entire time of the meeting had been consumed with Bridget's topics and requests. The Board will do its best to attempt to catch up at the next meeting.

Next Board Meeting

The next Board meeting is scheduled for 4:30pm Saturday, January 19th, 2013.

Adjournment

At 4:48pm Nancy motioned to adjourn the meeting, which was seconded by Marshall, and passed unanimously.