

**SOLARADO HOMEOWNERS ASSOCIATION
ANNUAL HOA MEETING
December 2, 2019**

I. Roll Call

The meeting was called to order at 5:03 pm.

Homeowners in attendance were:

Liz Williamson, 767

Kristina Constantine, 775

Mikel and Stephen Traweck, 781

With three units represented, a quorum was present.

Representing Summit Resort Group was Deb Borel and Kevin Conrad.

II. Proof of Notice of meeting

Notice of the meeting was posted on the website and mailed to all owners.

III. Approve Previous Meeting Minutes

Kristina made a motion to approve the minutes from the December 3, 2018 annual meeting as presented. Liz seconded, and the motion carried.

IV. Financial Report

Financial Report as of October 31, 2019 close – Deb reported on the following:

October 31, 2019 close financials report \$10,431.71 in the Operating account and \$3,792.80 in the Reserve account.

As of October 31, 2019 close, Solarado is \$58.16 under budget.

2020 Proposed Budget – No increase to dues is proposed.

After review, Liz made a motion to approve the 2020 proposed budget as presented. Kristina seconded, and the motion carried.

A special assessment may be necessary to fund upcoming projects in the future. In the spring, the Board and SRG will perform a walk around the complex to determine immediate capital needs.

V. Managing Agents Report

A. Complete Items-

- ☐ Snowplow bids received and contracted
- ☐ Transparent stain on all buildings is complete
- ☐ Parking lot has been re-striped
- ☐ Installed bird ribbons to deter birds from nesting in eaves
- ☐ Deep root fed the trees

- ☐ Irrigation backflow was inspected (required annually)
- ☐ Irrigation turn on a blowout complete

VI. Owner Education

For compliance with Colorado state law, Deb Borel provided owner education regarding the importance of maintaining a Reserve Fund.

VII. Old Business

There was no Old Business

VIII. New Business

- A. Shane will be asked to place snow stakes.
- B. Some areas where the flashing meets the wood on the siding (can be noticed from the bike path) needs to be replaced due to rotting. This will be placed on the maintenance schedule for the spring.
- C. Asphalt – necessary asphalt maintenance will be determined in the spring.
- D. Sprinkler Heads – the irrigation sprinkler heads behind unit 767 need to be adjusted or capped next year. They are spraying onto property that does not belong to Solarado.

IX. Election of Directors

There are three vacant Board positions up for election. Kristina made a motion to elect Mikel Traweek, Kristina Constantine and Liz Williamson to serve on the Board. Liz seconded, and the motion carried. Board positions will remain the same.

IX. Next Annual HOA Meeting Date

The next Annual meeting will be held on December 7, 2020 at 5:00 pm at the office of Summit Resort Group.

X. Adjournment

At 5:16 pm, Liz made a motion to adjourn the annual HOA meeting. Kristina seconded, and the motion carried.

Approved By: _____

Board Member Signature

Date: _____