

Solarado Homeowners Association
Board Meeting
November 29, 2022

- I. Call to Order
 - a. The Board meeting was called to order at 2:02 pm. Board members present were Liz Williamson and Scott Plummer.

- II. Approval of Board Meeting minutes from last Board Meeting
 - a. Scott made a motion to approve the Board meeting minutes from the December 1, 2021 Board meeting. Liz seconded, and the motion carried.

- III. Actions via email

Scott made a motion to ratify the following actions that have been made via email since the last Board meeting:

 - a. 11/23/2021 – Annual Meeting Packet Approved
 - b. 03/01/2022 – Tax Returns Approved
 - c. 04/15/2022 – Approval for owner to hang graduation sign
 - d. 07/29/2022 – Approval of policy changes
 - e. 08/01/2022 – Approval of stucco bid
 - f. 08/07/2022 – garage door paint bid approved
 - g. 10/06/2022 – bid to level concrete was approved
 - h. 10/19/2022 – annual meeting notice approved to send to owners
 - i. 10/19/2022 – 2023 budget approved to send to owners
 - j. 11/01/2022 – roof repairs approved

Liz seconded, and the motion carried.

- IV. New Business
 - a. Annual Disclosures
 - i. HB1254 - Per Colorado Legislation, SRG presented the annual Management Fee Disclosure to the Board.
 - ii. 2022-2023 Annual Disclosure - Per Colorado Legislation, SRG presented the 2022 Disclosure to the Board.
 - b. Conflict of Interest Policy Acknowledgement - Per Colorado Legislation, SRG presented the Conflict of Interest Policy to the Board. Board members will sign the acknowledgement and return to SRG.
 - c. Policies – The board reviewed the recommended changes to the policies per Colorado regulation changes. Liz made a motion to approve the policies as presented. Scott seconded, and the motion carried.
 - d. Annual Meeting Packet Review and Presentation – the board approved the annual meeting packet as presented. The annual meeting packet will be emailed to owners on Wednesday, December 30, 2022, along with the Zoom invitation.

V. Next Meeting Date

The next Board meeting will be held on Monday, December 7, 2022, following the HOA meeting to elect officers.

VI. Adjournment

a. With no further business, the meeting adjourned at 2:15 pm with a motion and a second and all in favor.

Approved by: _____ Date: _____