

**Solarado Homeowners Association**  
**Board Meeting**  
**December 3, 2025**

- I. Call to Order
  - a. The Board meeting was called to order at 5:14 pm. Board members present were Liz Williamson, Hope Ziruolo and Annie Sadler. Representing Summit Resort Group were Deb Borel and Kevin Lovett.
- II. Approval of Board Meeting minutes from last Board Meeting
  - a. Hope made a motion to approve the Board meeting minutes from the December 4, 2024 Board meeting. Liz seconded, and the motion carried.
- III. Election of Officers
  - a. The following are the appointment of officers
    - i. Hope – President
    - ii. Anne – Vice President
    - iii. Liz – Secretary / Treasurer
- IV. Actions via email

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

  - A. 12/08/2024 – Approval to send Post Meeting Mailer to Owners
  - B. 01/25/2025 – Approval for the Rules Update
  - C. 02/20/2025 – Approval of 2024 Tax Returns
  - D. 03/07/2025 – Approval to change insurance deductible to \$25,000
  - E. 06/09/2025 – Approval to crack fill the parking lot
  - F. 06/16/2025 – Approval to clean the dryer vents
  - G. 07/25/2025 – Approval to complete proposed roof repairs
  - H. 10/25/2025 – Approval of 2026 Proposed Budget
  - I. 10/01/2025 – Approval for EJ's to provide snow removal
  - J. 10/01/2025 – Approval of Collection and Phone/Email Policies
  - K. 10/14/2025 – Approval for Annual Meeting Notice 2025

Anne seconded, and the motion carried.
- V. New Business
  - a. Conflict of Interest Policy Acknowledgement - Per Colorado Legislation, SRG presented the Conflict of Interest Policy to the Board. All three board members have signed the acknowledgement.
  - b. Annual Meeting Follow-Up Discussion – there were no Annual Meeting follow up items to discuss.
- VI. Next Meeting Date

The next Board meeting will be held on Wednesday, December 9, 2026, following the HOA meeting to elect officers.
- VII. Adjournment

- a. With no further business, the meeting adjourned at 5:19 pm with a motion and a second and all in favor.

Approved by:\_\_\_\_\_ Date:\_\_\_\_\_