

Solarado Homeowners Association
Board Meeting
December 6, 2023

- I. Call to Order
 - a. The Board meeting was called to order at 5:13pm. Board members present were Liz Williamson, Hope Ziruolo and Stephen Traweek. Representing Summit Resort Group was Deb Borel.

- II. Approval of Board Meeting minutes from last Board Meeting
 - a. Liz made a motion to approve the Board meeting minutes from the November 29, 2022 Board meeting. Stephen seconded, and the motion carried.

- III. Election of Officers
 - a. The following are the appointment of officers
 - i. Liz – President
 - ii. Hope – Vice President
 - iii. Stephen – Secretary / Treasurer

- IV. Actions via email

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

 - a. 12/09/2022 – Post annual meeting mailer approved
 - b. 03/15/2023 – Approval to renew insurance with Farmers and increase coverage to \$300/sf
 - c. 03/02/2023 – Tax Returns Approved
 - d. 05/05/2023 – Agreement to rebuild the pathway
 - e. 09/06/2023 – Snow removal contract with EJ's approved
 - f. 10/18/2023 – approval of 2024 budget and annual meeting notice to be sent to owners

Stephen seconded, and the motion carried.

- V. New Business
 - a. Annual Disclosures
 - i. HB1254 - Per Colorado Legislation, SRG presented the annual Management Fee Disclosure to the Board.
 - ii. 2024 Annual Disclosure - Per Colorado Legislation, SRG presented the 2024 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. Annual Meeting Follow-Up Discussion

- VI. Next Meeting Date

The next Board meeting will be held on Monday, December 4, 2024, following the HOA meeting to elect officers.

VII. Adjournment

- a. With no further business, the meeting adjourned at 5:18 pm with a motion and a second and all in favor.

Approved by: _____ Date: _____