

Solarado Homeowners Association
Board Meeting
December 1, 2021

- I. Call to Order
 - a. The Board meeting was called to order at 5:40 pm. Board members present were Scott Plummer and Stephen Traweek.
- II. Election of Directors – Stephen made a motion to appoint the following officers:
 - a. President – Stephen Traweek
 - b. Vice President – Liz Williamson
 - c. Secretary/Treasurer – Secretary / Treasurer
- III. Approval of Board Meeting minutes from last Board Meeting
 - a. These will be approved under Actions via Email
- IV. Actions via email

Scott made a motion to approve the following actions that were made via email since the last Board meeting:

 - a. 03/24/2021 – Approval of minutes from March 23, 2021 BOD Meeting
 - b. 04/02/2021 – Approval to send assessment and pet email to owners
 - c. 06/09/2021 – Approval for owner to pay special assessment in monthly installments
 - d. 08/31/2021 – Approval of EJ to provide snow plowing services
 - e. 10/01/2021 – Approval of JetBlack to complete asphalt work in the spring
 - f. 10/26/2021 – Approval of annual meeting notice
 - g. 10/27/2021 – Approval of Property Management Agreement renewal

Stephen seconded, and the motion carried.
- V. Annual Disclosures
 - a. HB-1254 – Per Colorado Legislation, SRG presented the annual Management Fee Disclosure to the Board.
 - b. 2022 Disclosure – Per Colorado Legislation, SRG presented the 2022 Disclosure to the Board.
 - c. Conflict of Interest Policy – Per Colorado Legislation, SRG presented the Conflict of Interest Policy to the Board. Board members will sign the acknowledgement and return to SRG.
- VI. New Business
 - a. Late Fee Waive for 2021 Special Assessment – Stephen made a motion to waive late fees if an owner either pays the 2021 special assessment in full by March 1, 2022 or sets up and abides by a payment plan to pay both the 2021 and the 2022 assessments off by September 1, 2022. Scott seconded, and the motion carried.
- VII. Next Meeting Date

The next Board meeting will be held on Monday, December 6, 2022 following the HOA meeting.
- VIII. Adjournment
 - a. With no further business, the meeting adjourned at 5:52 pm.

Approved by:_____ Date:_____