

Solarado Homeowners Association

Board Meeting

March 23, 2021

- I. Call to Order
 - a. The Board meeting was called to order at 12:02 pm. Board members present were Liz Williamson and Stephen Traweck. It was noted that meeting notice was waived by the President.
- II. Approval of Board Meeting minutes from last Board Meeting
 - a. Liz made a motion to approve the Board meeting minutes from the December 7, 2020 Board meeting. Stephen seconded, and the motion carried.
- III. Actions via email

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

 - a. 12/14/21 – Approval to send post annual meeting mailer to owners
 - b. 03/10/21 – Approval of 2021 Insurance
 - c. 03/10/21 – Approval of 2020 tax returns

Stephen seconded, and the motion carried.
- IV. New Business
 - a. Owner Email Discussion
 - i. Dues waived – late fees have not been waived except during COVID (March – July 2020), which was approved by the board.
 - ii. Building Maintenance – The board has discussed the maintenance of the buildings. There will be a walk around in the spring to determine maintenance needs.
 - iii. Snow Plowing – the HOA contracts with EJ's Property Maintenance for this service and no other company or person should be providing these services unless the board requests it and proof of liability insurance and workman's comp is provided to the HOA prior to performing any services for Solarado.
 - iv. Landscaping – The board discussed landscaping and agreed that the responsibility would continue to lie with the owners and no landscape company will be hired. Some dead trees will be removed. Ascent will be hired to spray weeds, and they will be asked to provide another tree treatment bid after the dead ones are removed. Liz will inform the new owners that if they would like landscaping around their unit, they will be responsible for completing the work.
 - v. Pets off Leash – Pets are required to be on a leash when on Solarado property unless they are in the immediate vicinity of their own unit. An email will be sent to owners reminding them of this.

- vi. Path Costs – The total cost for the path \$788. The path will not be removed.
- vii. Recycling – There is no recycling cost charged to the HOA. The cost is for trash pickup, and the recycle fees have been waived.
- viii. Summit Combined Housing Authority (SCHA) was contacted regarding the ability of an HOA to set dues and special assessment amounts at their discretion. The SCHA does not have any guidelines with regards to this and an HOA has no restrictions or due process except what is set forth in the HOA governing documents.
- ix. Special Assessment – This will be billed now and due September 1, 2021. Next year's assessment will also be billed April 1, 2022 and due September 1, 2022.

V. Next Meeting Date

The next Board meeting will be held on Monday, December 1, 2021 following the HOA meeting to elect officers.

VI. Adjournment

- a. With no further business, the meeting adjourned at 12:33 pm with a motion and a second and all in favor.

Approved by:_____ Date:_____