

**SOLARADO HOMEOWNERS ASSOCIATION  
ANNUAL HOA MEETING  
December 1, 2021**

**I. Roll Call**

The meeting was called to order at 5:03 pm.

Homeowners in attendance were:

Liz Williamson, 767 (via proxy)  
Anne Sadler, 769  
Phil and Kristina Constantine, 775  
Mikel and Stephen Traweek, 781  
Paul Schmidt and Leah Rybak, 785  
Scott Plummer and Coleen O'Leary, 787

With five units represented in person and one by proxy, a quorum was present.

Representing Summit Resort Group were Deb Borel and Kevin Lovett.

**II. Introductions**

Owners and management introduced themselves.

**III. Proof of Meeting Notice / Quorum**

Notice of the meeting was posted on the website and mailed to all owners.

**IV. Approve Previous Meeting Minutes**

Stephen Traweek made a motion to approve the minutes from the December 7, 2020 annual meeting as presented. Scott Plummer seconded, and the motion carried.

**V. President's Report**

Board President, Stephen Traweek, reported on the following:

- The trash collector kindly asks that people stop putting oversized trash out next to their bins, as well as batteries and other items that should be taken to the dump/recycle center (vacuums, cat condos, etc).
- Owners are reminded that the house rules allow for a maximum of three pets and they must be leashed when outside and picked up after
- No parking in fire truck turn around or in the street. Vehicles will be towed
- Asphalt crack fill and seal coat will be done in the spring. Owners will be notified when date is set.
- Stucco work will be done in 2022
- Contractors are few and far between so have not been able to get much done this summer, but plan to next summer
- If owner wants to stain their deck, the HOA will provide stain
- The second special assessment is due September 2022 (\$2,000)

**VI. Election of Directors**

There are three board positions up for election. Paul Schmidt made a motion to nominate Liz Williamson, Stephen Traweck and Scott Plummer. Kristina Constantine seconded. With no other nominations from the floor, the three were elected by acclamation.

**VII. Financial Report**

Financial Report as of December 31, 2020 close – Deb reported on the following:  
December 31, 2020 close financials report \$10,779.03 in the Operating account and \$7,096.05 in the Reserve account.

As of December 31, 2020 close, Solarado is \$1,667.87 under budget.

Financial Report as of September 30, 2021 close – Deb reported on the following:  
September 2021 close financials report \$14,302.41 in the Operating account and \$20,781.40 in the Reserve account.

As of September 30, 2021 close, Solarado is \$1,136.18 under budget.

2022 Proposed Budget – No increase to dues is proposed.

After review, Stephen Traweck made a motion to approve the 2022 proposed budget as presented. Scott Plummer seconded, and the motion carried.

At the 2020 annual meeting, owners present at the annual meeting voted to have a special assessment in the amount of \$2,000 in 2021 and 2022. Two owners have not paid the 2021 assessment. Late fees are being assessed. The second special assessment will be billed on April 1, 2022 and due on September 1, 2022. A reminder will be sent to owners in the post meeting mailer that the assessment will be due. Stephen suggested waiving late fees if an owner pays the assessment or sets up a payment plan to be paid in full by the due date. This will be discussed at the board meeting that will follow the annual meeting.

**VIII. Owner Education**

For compliance with Colorado state law for owner education, Deb Borel provided owner education regarding items that should not be flushed down the toilet or put down the garbage disposal.

**IX. Old Business**

There was no Old Business

**X. New Business**

A. Roof Hail Damage – Mikel Traweck stated that a roofer has found roof damage on Summit County roofs due to a recent hailstorm. SRG will have the Solarado roof inspected.

B. Mail Carrier – Liz Williamson will be asked to work with SRG to determine a location to place a mailbox cluster. If a suitable location is determined, the

Silverthorne Post Office will be asked if Solarado would be a candidate for rural mail delivery. If so, the application process will begin.

C. The steel railings need to be painted because they are rusting. A walk around will take place in the spring to assess areas that need to be stained / painted.

D. Stephen Traweck will coordinate window cleaning for next summer.

**XI. Next Annual HOA Meeting Date**

The next Annual meeting will be held on December 7, 2022 at 5:00 pm via Zoom.

**XII. Adjournment**

At 5:39 pm, Mikel Traweck made a motion to adjourn the annual HOA meeting. Paul Schmidt seconded, and the motion carried.

Approved By: \_\_\_\_\_

Board Member Signature

Date: \_\_\_\_\_