

**SOLARADO HOMEOWNERS ASSOCIATION
ANNUAL HOA MEETING
December 7, 2022**

I. Roll Call

The meeting was called to order at 5:00 pm.

Homeowners in attendance were:

Liz Williamson, 767

Anne Sadler, 769

Phil and Kristina Constantine, 775 (via proxy to Liz Williamson)

Stephen Traweek, 781

John Truscelli, 779

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

Representing Summit Resort Group was Deb Borel.

II. Introductions

The owners and management introduced themselves.

III. Proof of Meeting Notice / Quorum

Notice of the meeting was posted on the website and hand-delivered to all owners.

IV. Approve Previous Meeting Minutes

Liz Williamson made a motion to approve the minutes from the December 1, 2021 annual meeting as presented. Stephen Traweek seconded, and the motion carried.

V. President's Report

Board President, Stephen Traweek, reported on the following:

- This year has been a good one regarding needed maintenance items being completed. They are as follows:
 - Stucco Repairs
 - Asphalt Crack Fill and Seal Coat
 - Concrete Repairs and Jacking

VI. Election of Directors

There are three board positions up for election. Stephen Traweek made a motion to nominate Liz Williamson, Stephen Traweek and Scott Plummer. Liz Williamson seconded. With no other nominations from the floor, the three were elected by acclamation. Board positions will remain the same.

VII. Financial Report

Financial Report as of December 31, 2021 close – Deb reported on the following:
December 31, 2021 close financials report \$15,937.38 in the Operating account and \$23,844.01 in the Reserve account.

As of December 31, 2021 close, Solarado is \$1,368.26 under budget.

Financial Report as of October 31, 2022 close – Deb reported on the following:
October 2022 close financials report \$14,451.43 in the Operating account and \$29,675.31 in the Reserve account.

As of October 31, 2022 close, Solarado is \$517.95 under budget.

2023 Proposed Budget – A dues increase of \$20/unit/month is proposed.

After review, Liz Williamson made a motion to approve the 2023 proposed budget as presented. Stephen Traweck seconded, and the motion carried.

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. All Owners are highly encouraged to obtain an HO6 insurance policy for their unit.

IX. Old Business

There was no Old Business

X. New Business

A. The fence at the end of the parking lot was broken and the post remains. Liz Williamson reported that she has obtained the proper equipment to remove it, and it will be removed soon.

B. Anne Sadler stated that the Element Hotel was scheduled to attend the last planning meeting but was not present. This project should commence next year.

XI. Next Annual HOA Meeting Date

The next Annual meeting will be held on December 6, 2023, at 5:00 pm via Zoom.

XII. Adjournment

At 5:13 pm, Stephen Traweck made a motion to adjourn the annual HOA meeting. Liz Williamson seconded, and the motion carried.

Approved By: _____

Board Member Signature

Date: _____