

**SOLARADO HOMEOWNERS ASSOCIATION  
ANNUAL HOA MEETING  
December 6, 2023**

**I. Roll Call**

The meeting was called to order at 5:01 pm.

Homeowners in attendance were:

Liz Williamson, 767

Leah Ryabak, 785

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

Stephen Traweek, 781

Hope Ziruolo, 779

Kylee Sklanka, 773

With five 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 7, 2022 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 quite year with most maintenance items having taken place last year. Touch up painting and siding repairs will be completed in the spring or summer.

**VI. Election of Directors**

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

**VII. Financial Report**

Financial Report as of October 31, 2023 close – Deb reported on the following:

October 2023 close financials report \$12,123.56 in the Operating account and \$29,523.82 in the Reserve account.

As of October 31, 2023 close, Solarado is \$1,499.88 over budget in operating expenses.

2024 Proposed Budget - A dues increase to \$400/month

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

**VIII. Owner Education**

For compliance with Colorado state law, Deb Borel provided owner education regarding insurance. Owners are strongly encouraged to carry an HO6 policy for their unit contents as well as coverage for the \$5,000 Association deductible, liability, loss of use or loss of rent, upgrades and Special Assessments. A letter was included in the packet that owners can give to their agent to determine their individual policy needs.

**IX. Old Business**

There was no Old Business

**X. New Business**

There was no New Business

**XI. Next Annual HOA Meeting Date**

The next Annual meeting will be held on December 4, 2024, at 5:00 pm via Zoom.

**XII. Adjournment**

At 5:12 pm, Stephen Traweek made a motion to adjourn the annual HOA meeting. Liz Williamson seconded, and the motion carried.

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

Board Member Signature

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