

**SOLARADO HOMEOWNERS ASSOCIATION
ANNUAL HOA MEETING MINUTES
December 3, 2025**

I. Roll Call

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

Homeowners in attendance were:

Liz Williamson, 767
Annie Sadler, 769
Scott Plumer, 787
Hope Ziruolo, 779
Kylee Sklanka, 773

With five units represented, a quorum was present.

Representing Summit Resort Group were Deb Borel and Kevin Lovett.

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 of the December 4, 2024 annual meeting as presented. Scott Plummer seconded, and the motion carried.

V. President's Report

Board President, Liz Williamson, reported on the following:

- There were many maintenance items done this summer as follows:
 - The parking lot was crack filled
 - Touch up staining on the buildings
 - Some of the wood on the buildings was replaced
 - Roof repairs were done
 - Heat tape repairs were done
 - The stairs to the units were primed and painted
 - The fence was repaired between Solarado and Denver Water property
 - Pavers that were in the Town ROW behind unit 775 were removed

VI. Election of Directors

There are three board positions up for election. Scott Plumer nominated Liz Williamson, Hope Ziruolo and Anne Sadler. Kylee Sklanka seconded the motion. With no other nominations from the floor, the three were elected by acclamation.

VII. Financial Report

Financial Report as of October 31, 2025 close – Deb reported on the following:

October 2025 close financials report \$9,144.45 in the Operating account and \$16,275.78 in the Reserve account.

As of October 31, 2025 close, Solarado is \$56.09 under budget in operating expenses.

2026 Proposed Budget – The owners reviewed the proposed 2026 budget. It included a dues increase to \$500/unit/month. There were no questions from the owners and the budget was ratified.

VIII. Owner Education

For compliance with Colorado State Law, Deb Borel provided owner education regarding the Association insurance policy. Owners should talk to their insurance agent regarding coverage for loss of use, unit contents and the Association deductible.

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 9, 2026, at 5:00 pm via Zoom.

XII. Adjournment

With no further business, 5:14 pm, a motion was made and seconded to adjourn.

Approved By: _____

Date: _____

Board Member Signature