

**SOLARADO HOMEOWNERS ASSOCIATION
ANNUAL HOA MEETING
December 3, 2012**

I. Roll Call

The meeting was called to order at 5:05 pm.

Homeowners in attendance were:

Erin McNallan, 4A, 4B, 3B

Steven Herrman, 3A

Lisa McKnight, 1A

Representing Summit Resort Group was Kevin Lovett, Peter Schutz and Deb Borel.

II. Proof of Notice of meeting

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

III. Approve Previous Meeting Minutes

Lisa made a motion to approve the minutes from the December 5, 2011 annual meeting as presented. Steven seconded and with all in favor, the motion carried.

IV. Financial Report

Financial Report as of October 31, 2012 close

October 31, 2012 close financials report \$10,168.75 in the Operating account and \$8,443.13 in the reserve account.

Every homeowner is current on dues.

As of October 31, 2012 close, Solarado is \$1,416.46 under budget.

Steven made a motion to move any operating surplus into reserves at the end of 2012. Lisa seconded and the motion carried.

Reserve plan was presented to owners. SRG explained that it was a tool and would be updated as needed.

2013 Proposed Budget-Areas of change

No increase of dues is proposed.

- ☐ Accounting and Legal-decrease of \$40
- ☐ Insurance-increase of \$696
- ☐ Miscellaneous-decrease of \$169
- ☐ Postage and Office Expense-increase of \$100
- ☐ Water and Sewer-decrease of \$240
- ☐ Snow Shoveling-decrease of \$300

\$53 per month will continue to be added to reserves.

Steven made a motion to approve the 2013 budget as presented. Lisa seconded and with all in favor, the motion carried.

V. Managing Agents Report

A. Complete Items-

- ☐ Landscape bids received and contracted
- ☐ Snow plow bids received and contracted
- ☐ Worked with developer to complete parking lot repairs
- ☐ Deck staining policy signed and placed on website
- ☐ Worked with VIC Landscaping to replace some trees that had died under warranty

VI. Old Business

- A. Gutter Install-discussed drainage at unit 3B. Lisa made a motion to add gutter and heat tape on unit 3B to correct the drainage issue. Steven seconded and the motion carried. Lisa will monitor her drainage and notify SRG if she has the same problem.
- B. Parking Lot – the developer completed repairs, but the lot still has drainage issues. SRG will talk to EJ regarding snow plowing and storage and see if he has a solution for how to help the drainage.

VII. New Business

A. Staining

- i. Next summer the transparent stain on the buildings and the deck surfaces will need to be stained. SRG will obtain bids in the spring to have the work done. Cost is projected to be approximately \$18,000. Board will discuss funding options at board meeting in the spring if reserve balance is not sufficient.

B. Overflow Parking

- i. Each owner has one parking space outside his or her garage.
- ii. There is one guest parking spot.
- iii. Parking on Anemone Trail is not permitted between 2:00 am and 5:00 am.
- iv. Discussed options for more parking.
- v. SRG will talk to Kornfeld (Management Company for shopping center below) and ask if overflow automobiles can park in their employee lot.
- vi. Adding a parking spot in the current Solarado lot was discussed and it was determined to be cost prohibitive.
- vii. Current parking rules at Solarado will be enforced.

C. Pigeons

- i. Pigeons are in eaves of the roofs again. SRG will look into another solution to keep them away.

VIII. Election of Directors

Motion was made and seconded to elect Lisa McKnight, Steven Herrman and Erin McNallan to serve on the 2013 board of directors. With all in favor, the motion carried.

IX. Next Annual HOA Meeting Date

Next Annual meeting will be held on December 2, 2013 at 5:00 pm at the office of Summit Resort Group.

X. Adjournment

Steven made a motion to adjourn the annual HOA meeting. Lisa seconded and the meeting adjourned at 5:45 pm.

Approved By: _____ Date: _____
Board Member Signature

Following the annual meeting, the board met briefly to elect officers. The board positions are as follows:

President-Lisa McKnight
Vice President-Steven Herrman
Secretary/Treasurer-Erin McNallan