

**SOLARADO HOMEOWNERS ASSOCIATION
ANNUAL HOA MEETING
December 3, 2018**

I. Roll Call

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

Homeowners in attendance were:

Liz Williamson, 767

Kristina Constantine, 775

Jake Paluh, 787

With three units represented, a quorum was present.

Representing Summit Resort Group was Deb Borel and Kevin Lovett.

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

Kristina made a motion to approve the minutes from the December 4, 2017 annual meeting as presented. Liz seconded, and the motion carried.

IV. Financial Report

Financial Report as of October 31, 2018 close – Deb reported on the following:

October 31, 2018 close financials report \$10,402.56 in the Operating account and \$9,896.66 in the Reserve account.

As of October 31, 2018 close, Solarado is \$680.86 under budget.

2019 Proposed Budget – Areas of change

Revenues: No increase to dues proposed.

Expenses: Changes from 2018 to 2019 include the following:

- ☐ Insurance – Increase of \$751 based on actuals + 5%
- ☐ Water and Sewer – increase \$240 based on actuals
- ☐ Snow Shoveling – decrease \$600 based on actuals (owners will shovel their own sidewalks and stairs to save on snow shoveling costs)
- ☐ Landscaping – decrease \$391 based on actuals (owners will provide landscape maintenance to keep costs down. Trees and weeds will be sprayed by a professional company)

Jake made a motion to approve the 2019 proposed budget as presented. Kristina seconded, and the motion carried.

V. Managing Agents Report

A. Complete Items-

- ☐ Landscape bids received and contracted
- ☐ Snowplow bids received and contracted
- ☐ Assessed the staining needs of the buildings and determined that staining could be postponed until 2019, to build up the Reserve balance.

VI. Old Business

There was no Old Business

VII. New Business

- A. Recycle Bin – SRG will determine if the small recycle container could be replaced with a 96 gallon one and what the increased costs would be.
- B. EJ will be asked to pay closer attention to the plowing of the parking lot and try to scrape it down to asphalt as temperature allows.
- C. Staining will take place next year. A walk around will take place in the spring to determine the priorities. Owners present agreed that the transparent stain should be considered next year. It was noted that the doors and garage doors needed some touch up stain, and some of the stucco areas needed repair.

VIII. Election of Directors

There are three vacant Board positions up for election. Jake made a motion to elect Michael Ziruolo, Kristina Constantine and Liz Williamson to serve on the Board. Kristina seconded, and the motion carried.

IX. Next Annual HOA Meeting Date

The next Annual meeting will be held on December 2, 2019 at 5:00 pm at the office of Summit Resort Group.

X. Adjournment

At 5:18 pm, Liz Williamson made a motion to adjourn the annual HOA meeting. Jake Paluh seconded, and the motion carried.

Approved By: _____

Board Member Signature

Date: _____