

**SOLARADO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 27, 2011**

I. Call to Order

The meeting was called to order at 4:15 pm.

Board Members in attendance were:

Jeff Lunceford, 2B

Erin Stoll, 3A

Lisa McKnight, 1A

Representing Summit Resort Group was Deb Borel.

II. Introductions

Introductions were made. No homeowners, other than board members, were present.

III. Approve Previous Meeting Minutes

Lisa made a motion to approve the minutes from the December 6, 2011 BOD meeting. Erin seconded and the motion carried.

IV. Financial Report

Deb Borel presented the financial report as follows:

Financial Report as of March 31, 2011 close

March 31, 2011 close financials report \$7,972.09 in the Operating account and \$7,399.89 in the reserve account.

Every homeowner is current on dues.

As of March 31, 2011 close, Solarado is \$1,083.06 under budget.

V. Managing Agents Report

A. Complete Items-

- Walk through with painter-Deb will call painter to paint square wood on 773
- Landscape RFP created and sent for bid-bids obtained

B. Report Items-

- Recycle-To avoid people from bike path contaminating it with trash, etc. the bin will not be moved to that side of complex. Lisa will move it away from her unit for the summer and move it back in the winter.
- Rain Sensor-Erin made a motion to install a wireless rain sensor to the irrigation system. The cost will be approximately \$100. Lisa seconded and the motion carried. Jeff will purchase the rain sensor, and Erin and Jeff will install it.
- Snowboard Jump-Deb will contact Rob at the Town of Dillon to ask him to remove the jump this summer.

VI. Old Business

- A. Fence Along Stairs-after discussion, the board decided to table this until becomes an issue.

- B. Storm Door Update-storm door removed. Holes still in threshold, but will not pursue until there is a complaint.
- C. House Rules-reviewed house rules. Deb will edit and send to homeowners.

VII. New Business

- A. Policies-Have been signed and will be placed on website
- B. Landscaping 2011-
 - a. Jeff abstained from being a part of the landscaping discussion and vote due to a conflict of interest.
 - b. Three bids were discussed. Erin made a motion to contract Neils Lunceford for landscaping and irrigation for the 2011 season. Lisa seconded and the motion carried.
 - c. Jeff returned to the meeting and a discussion regarding last years landscaping installation and warranty ensued.
 - i. Some of the trees that were planted last year were installed with a disease. Deb will talk to Tate from VIC Landscaping, who installed the trees.
 - ii. Beneath stairs at 1A, landscaping blanket has blown away and nothing seeded. Deb will talk to Tate from VIC Landscaping, who installed the landscaping.
 - iii. Deb will talk to Tate regarding landscape netting.
- C. Mutt Mitts
 - a. Contacted Town of Silverthorne with offer-If Solarado purchases pole and Mutt Mitt container, will they supply Mutt Mitts for the stairwell side of subdivision. Duke, TOS, said that they may take care of all of it. He will follow up with SRG in two weeks.
- D. Parking-Letter will be sent to homeowners reminding them of their permissible parking spaces. Deb will call Rob at the Town of Dillon to ask where overflow parking is for that complex.
- E. Clean Up Day-Scheduled for Wednesday, June 8. BBQ catered by Arapahoe Café and will be provided at 5:15 and clean up will follow. Letter will be sent to homeowners informing them of this event.
- F. No Grow-will be added to Rules and Regulations.
- G. Roof snow stoppers/gutters-Deb will talk to Joanna Hopkins to see if they were supposed to be installed. Erin will provide Deb with location that they are needed.
- H. Heat Tape bill-Lisa has been receiving the bill for the heat tape for the building. Deb will check with Joanna to see if that was in her agreement. If not, Deb will call Xcel Energy to inquire about a meter installation for the common area heat tape.

VIII. Next Meeting Date

The next Board of Directors meeting date will be in August. Date will be set in July.

IX. Adjournment

Jeff made a motion to adjourn at 5:45 pm. Erin seconded and the motion carried.

Approved By: Erin Stall
Board Member Signature

Date: 10/30/11