

SOLARADO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 9, 2010

I. Call to Order

The meeting was called to order at 5:10 pm.

Board Members in attendance were:

Lisa Alessio, 1A
Jeff Lunceford, 2B
Erin Stoll, 3A

Representing Summit Resort Group was Kevin Lovett and Deb Borel.

II. Introductions

Introductions were made. Homeowner, Joanna Hopkins, was present.

III. Approve Previous Meeting Minutes

Erin Stoll made a motion to approve the minutes from the May 12, 2010 meeting. Jeff Lunceford seconded and the motion carried.

IV. Financial Report

Deb Borel presented the financial report as follows:

Financial Report as of May 31, 2010 close

May 31, 2010 close financials report \$2,611.23 in the Operating account and \$6,304.37 in the reserve account.

Every homeowner is current on dues.

As of May 31, 2010 close, Solarado is \$3,526.88 under budget.

V. Old Business

No old business

VI. New Business

A. Property Management Agreement-board reviewed and signed property management agreement between HOA and Summit Resort Group.

B. Recycling

Board discussed recycling options. It was decided that one recycling tote will be placed by the stairs at a cost of \$25 per month. It will be picked up once a week with the trash on Tuesdays. If an additional recycle container is needed, another one will be ordered. SRG to place a notice on container of what can and cannot be recycled. SRG will also place flyers on homeowner doors with this information.

C. Painting of Buildings-

Joanna Hopkins presented the developers plans regarding the painting of the buildings. They will re-stain all buildings and deck with solid stain. No color

change except on deck. The new stain color will last longer than transparent. A different deck stain will be used for flooring. Joanna will provide SRG with colors. Pipes will be painted to appear galvanized. Joanna will locate the interior paint and provide it to SRG.

D. Landscaping-

There is a 2 year warranty on the trees and other landscaping. Trees have a drip system in place and sprinkler irrigation system has been placed in grassy areas. Unit 4A houses irrigation controls.

E. Dogs and Renters-

There have been violations regarding renters and their dogs. The tenants that were in violation have vacated. The board will keep SRG apprised of any violations that need to be handled.

F. Joanna Hopkins will keep SRG posted regarding scheduling of final projects.

A final walk through will be done after completion. Deb Borel will call Joanna on July 9 and schedule an on site board meeting with the board.

G. Discussed the legalities of renting the garage to a tenant as living quarters. It is not allowed in any circumstance.

H. SRG will get snow removal bids in July.

I. Basketball hoop-SRG will write a letter to the renters in 4A and ask them to move basketball hoop. The town will be notified if the renters are not compliant.

VII. Next Meeting Date

The next Board of Directors meeting date will be determined after developer has completed scheduled projects.

VIII. Adjournment

Erin Stoll made a motion to adjourn at 6:00 pm. Jeff Lunceford seconded and the motion carried.

Approved By: _____

Erin Stoll

Board Member Signature

Date: _____

8/28/10