

**SOLARADO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 30, 2010**

I. Call to Order

The meeting was called to order at 12:05 pm.

Board Members in attendance were:

Jeff Lunceford, 2B

Erin Stoll, 3A

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

Erin made a motion to approve the minutes from the June 9, 2010 meeting. Jeff seconded and the motion carried.

IV. Financial Report

Deb Borel presented the financial report as follows:

Financial Report as of October 31, 2010 close

October 31, 2010 close financials report \$6,938.41 in the Operating account and \$7,224.53 in the reserve account.

Every homeowner is current on dues.

As of July 31, 2010 close, Solarado is \$6,310.82 under budget.

V. Managing Agents Report

A. Complete Items-

- ☐ Walk through with painter
- ☐ Snow plow bids received and contracted

B. Report Items-

- ☐ Trash day is Tuesday

VI. Old Business

Old Business

A. Walk through update

- i. Stair railings-finish painting all stair rails.
- ii. Unit front doors-touch up paint around windows of unit front doors complete
- iii. Vent Caps-painted the 2 vent caps on backside of building

- iv. Wood around vent cap behind unit 773 has not been painted. Will be done in spring
- v. Joint connection around people doors into garages-stucco and paint-will be completed in spring.

New Business

A. Homeowner requests

- a. Homeowner of 2A had called SRG to inquire of the process of installing a storm door. SRG informed the homeowner that she would need to submit a request and include a picture of the door for board approval. Several weeks ago, the door was installed without going through the process and without board approval. At the meeting, the board decided the following:
 - i. Send a certified letter to formally place owners on notice that they are in violation of governing documents
 - ii. Charge a fine of \$250 and require they go through the process “after the fact”.
 - iii. If they don’t go through the process, the door will need to be removed.
 - 1. After the meeting, a discussion ensued with Peter Schutz, owner of Summit Resort Group. He recommended to the board that they require the homeowner to remove the door. He stated that the board must follow what is written in the governing documents. The declarations state as follows:

Section 16.1 Alterations.

Except for the rights reserved to Declarant in this Declaration and/or in the Act, no alteration or additions to the Common Areas or the exterior of any Unit of any kind shall be made unless first approved in writing by the Board, including, without limitation, structural, textural and color changes to exterior walls, doors, windows and balconies. The Board shall exercise reasonable judgment to insure that all modifications to the Common Areas and the exterior of any Unit conform to and harmonize with existing surroundings and structures. The Board has the absolute right to deny any requested changes that the Board reasonably determines do not conform to and harmonize with existing surroundings and structures. All construction activities shall be planned and carried out with a minimum of disruption, unsightliness and noise.

Section 16.2 Architectural Review.

The Board may establish and administer Alteration Guidelines (“Alteration Guidelines”) to carry out the purposes and intent of this Declaration. The Board may seek the advice of design professionals or other professionals if the need should arise. The Board may adopt, establish, and publish from time to time the Alteration Guidelines for the Project and such Alteration Guidelines shall be an Association Document, the terms of which shall be complied with by all Owners. The Alteration Guidelines, if any, shall not be inconsistent with this Declaration or the Affordable Housing Covenant, but shall more specifically define and describe the design standards for the Project including, but not limited to, items such as color, texture, structure, size, design, appearance, window coverings, antennae, landscaping and site

improvement standards. The Alteration Guidelines, if created, may be modified or amended from time to time by majority approval of the Board and shall be made available to all Owners and their representatives for review. Further, in the event Alteration Guidelines are created, the Board, in its sole discretion, may excuse compliance with such requirements as are not necessary or appropriate in specific situations and may permit compliance with different or alternative requirements. Compliance with the Project's design review process and design standards is not a substitute for compliance with applicable town or County building, zoning, and subdivision regulations and requirements in the Affordable Housing Covenant and each Owner is responsible for obtaining all approvals, licenses, and permits as may be required prior to commencing construction. In the event of a conflict between the terms of this Declaration and the Alteration Guidelines, the terms of this Declaration shall control.

Section 16.3 Requirement for Approval.

Except for Declarant's reserved rights as herein described or as provided in the Act, no improvements shall be constructed, erected, placed, altered, maintained or permitted on any part of the Common Areas or the exterior of any Unit, nor shall any construction or excavation whatsoever be commenced or materials, equipment or construction vehicles be placed on any part of the Common Areas or the exterior of any Unit until plans and specifications with respect thereto satisfactory to the Board showing the proposed improvements, site location of such improvements, complete building plans and material specifications, and all exterior elevations, materials and colors, landscaping, grading, drainage, erosion control, easements and utilities, and such other information as may be requested by the Board have been submitted to and approved in writing by the Board. All improvements shall be constructed only in accordance with approved plans. If the Board has not responded to an Owner's request for approval within sixty days of submission by the Owner of all information requested by the Board, then such Owner's request shall be deemed approved by the Board. Non-structural improvements and alterations that are completely within an existing Unit may be undertaken without such approval, by and at the cost of the Owner. All such improvements shall be insured by and at the cost of the Owner. An Owner undertaking such improvements shall indemnify the Association and the other Owners against any and all costs or damages attributable to the construction or existence of such improvements.

Section 16.4 Violation.

The Association, upon the unanimous approval by the Board and after reasonable notice to the offender and to the Owner, may remove any improvements constructed, reconstructed, refinished, altered, or maintained in violation of these covenants, and the Owner of the improvements shall immediately reimburse the Association for all expenses incurred in connection with such removal. Failure to timely reimburse the Association shall be deemed a Default Assessment with payment thereof subject to the provisions of Article 11.6 above.

Section 16.5 Criteria for Approval.

The Board shall approve any proposed improvement only if it deems in its reasonable discretion that: (a) the improvements in the location indicated will not be detrimental to the appearance of the surrounding areas of the Project as a whole; (b) the appearance of the proposed improvement will be in harmony with the surrounding areas of the Project; and (c) the upkeep and maintenance of the proposed improvement will not become a burden on the Association, and (d) the improvements are in conformance with the Affordable Housing Covenant. Specific factors considered in approving plans include, among other things, conformity and harmony of exterior design, colors and materials with neighboring structures, relation of the proposed improvements to the natural topography, adequacy of drainage, erosion control, easements and utilities, and such other information as may be requested by the Board have been submitted to and approved in writing by the Board.

Section 16.6 Fees.

An Owner seeking architectural review approval shall promptly pay to the Association any fees set by the Board in connection with the review process, and shall reimburse the Association for all of its costs relating to review and on-going monitoring of construction, including the costs of staff and independent consultant review and assistance, as determined by the Association. The Association may assess these fees and costs against the Owner as a Default Assessment in the event the Owner fails to timely pay these fees and costs.

- B. Annual Meeting Preparation-The board reviewed the annual meeting information. In addition to the current preliminary 2011 budget that was sent to homeowners, another option with changes to landscaping maintenance and water/sewer will be presented. Jersey Boys Pizza and soda will be served at annual HOA meeting.
- C. SRG will prepare a short list of House Rules and fines for violating them for first board meeting next year.

VII. Next Meeting Date

The next Board of Directors meeting date will be after the annual meeting on December 6, 2010.

VIII. Adjournment

Jeff made a motion to adjourn at 12:45 pm. Erin seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____