

**SOLARADO HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
August 27, 2010

**I. Call to Order**

The meeting was called to order at 4:10 pm.

Board Members in attendance were:

Lisa Alessio, 1A

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 Stoll made a motion to approve the minutes from the June 9, 2010 meeting. Lisa Alessio seconded and the motion carried.

**IV. Financial Report**

Deb Borel presented the financial report as follows:

Financial Report as of July 31, 2010 close

July 31, 2010 close financials report \$4,525.35 in the Operating account and \$7,211.94 in the reserve account.

Every homeowner is current on dues.

As of July 31, 2010 close, Solarado is \$5,310.64 under budget.

Erin Stoll made a motion to approve the financials as presented. Lisa Alessio seconded and the motion carried.

**V. Managing Agents Report**

**A. Complete Items-**

- Property Management Agreement in place
- Began recycling at Solarado-Deb will call Timberline to confirm when recycle pick up is.
- Called owners about renters/tenants and dogs
- Had basketball hoop removed
- Cable removed from dues

**B. Report Items-**

- Trash day is Tuesday

**VI. Old Business**

Old Business

- A. Paint update-in new business

New Business

A. Walk Through-

- Discussed walk through and responses from Joanna Hopkins.
  - a. All landscaping and painting question regarding contract will be forwarded to Joanna Hopkins.
  - b. SRG will obtain price for installation of a rain sensor for the irrigation system.
  - c. Landscaping company will replace all dead trees with Cytospora.
  - d. SRG will call the painter and schedule a walk through with board members for painting punch list.
  - e. Mulch will be added to bases of all trees
  - f. Noxious weeds will be pulled around retention pond. Ongoing maintenance will be responsibility of HOA.
  - g. Utility locates will be pulled.
  - h. SRG will set up walk through with painter and not go through developer.
  - i. Paint on front doors of units will be touched up.
  - j. Vent caps on back side of building will be painted.
  - k. Painting of roof vent pipes will not be painted at cost of developer. HOA could have painter paint them if desired.
  - l. Wood around vent cap on back of unit 773 will be done.
  - m. Straightening /securing of roof metal flashing on backside of unit 773 will be done.

B. Homeowner requests

- a. 2A interested in putting up a screen on her front door-told her that she would need to get the specifics to present to the board. Have not heard anything back from owner.
- b. 3B have dogs that are having trouble with the grip strut stairs. Would like board to remedy. At walk through, the board decided that no modifications could be made to steps to accommodate the dogs. SRG will email owner with decision.

C. Snow plow bids-Board reviewed RFP. SRG will email bids to the board of directors when they are received.

**VII. Next Meeting Date**

The next Board of Directors meeting date will be determined via email. Annual meeting will be in early December.

**VIII. Adjournment**

Lisa Alessio made a motion to adjourn at 4:35 pm. Erin Stoll seconded and the motion carried.

Approved By: \_\_\_\_\_

Erin Stoll  
Board Member Signature

Date: \_\_\_\_\_

11/30/10