

Silverado II Board of Directors
Regular Board Meeting – Agenda

Saturday, February 21, 2015 – 4.00 - 6.00 pm (MST)

To Attend by Phone: Dial 970.986.6320 (No PIN Needed)

To Attend by Web Browser (Google Chrome Recommended): URL: www.uberconference.com/silverado2

(We recommend calling or logging in about 10 minutes early in case of technical difficulties)

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| Item I. | Call To Order/Roll Call | 4.00 pm |
| Item II. | Owner Forum: Homeowner/Guest Concerns
(Board is not obligated to take action on any items raised at this time) | 4.05 pm |
| Item III. | Action Items | 4.15 pm |
- A. Board Approval of Minutes from January 25, 2015, Board of Director’s Meeting (MOTION NEEDED)
 - B. HOA Resolutions Pertaining to Policies and Procedures (MOTIONS NEEDED)
 - a. RESOLUTION OF THE SILVERADO II HOMEOWNERS ASSOCIATION REGARDING RESERVE STUDY POLICY
 - i. SUBJECT: Adoption of a policy related to when the Association will have a reserve study prepared, whether there is a funding plan for the work recommended by the reserve study, and whether the reserve study will be based on a physical analysis and a financial analysis.
 - ii. PURPOSES: To provide for the creation and review of a reserve study and for the funding of the work recommended by the reserve study.
 - iii. AUTHORITY: The Declaration, Articles of Incorporation, and Bylaws of the Association and Colorado law.
 - b. RESOLUTION OF THE SILVERADO II HOMEOWNERS ASSOCIATION REGARDING INVESTMENT OF RESERVE POLICY
 - i. SUBJECT: Adoption of an Investment Policy for reserves of the Association.
 - ii. PURPOSES: To adopt a policy for the investment of reserve funds.
 - iii. AUTHORITY: The Declaration, Articles of Incorporation and Bylaws of the Association and Colorado law.
 - c. RESOLUTION OF THE SILVERADO II HOMEOWNERS ASSOCIATION REGARDING ALTERNATIVE DISPUTE RESOLUTION (ADR)
 - i. SUBJECT: Adoption of a procedure regarding alternative dispute resolution.
 - ii. PURPOSE: To adopt a standard procedure to be followed for alternative dispute resolution.
 - iii. AUTHORITY: The Declaration, Articles and Bylaws of the Association and Colorado law.
 - d. RESOLUTION OF THE SILVERADO II HOMEOWNERS ASSOCIATION REGARDING AUTHORIZATION FOR PRESIDENT TO AUTHORIZE HIRING OF PROFESSIONALS

- C. CONSIDERATION OF AMENDMENT TO THE RESOLUTION OF THE SILVERADO II HOMEOWNERS ASSOCIATION REGARDING POLICIES AND PROCEDURES FOR COVENANT AND RULE ENFORCEMENT (REGARDING FEE SCHEDULE) (MOTION NEEDED)
- D. Adoption of Amendments to RESOLUTION REGARDING ESTABLISHING POLICIES TO GOVERN THE COLLECTION OF UNPAID ASSESSMENTS AND RESOLUTION REGARDING POLICY AND PROCEDURES FOR COLLECTION OF UNPAID ASSESSMENTS IN ADDITION TO THOSE POLICIES REQUIRED BY HB 13-1276 (MOTION NEEDED)

Item IV.	Discussion Items	4.45 pm
	<ul style="list-style-type: none"> A. Budget Report B. Hot Water Heater Replacement and Liability Policy C. Review of 10-Year Maintenance Plan D. Implementation of Process Regarding Late Fees E. General Manager Report (written report in supporting documents) 	
Item V.	Information Items	5.30 pm
	<ul style="list-style-type: none"> A. HOA Registration with CO Department of Regulatory Agencies B. Consultant Relationships <ul style="list-style-type: none"> 1. Rich Newton, Legal Counsel 2. Wes Garnett, Human Resources Consultant 3. Tim Day, Day & Associates C. Update on Human Resources Progress D. Silverado II Website E. Review Status of Accounting Process and Procedures F. Audit and Commissioned Reserve Analysis 	
Item VI.	Other Business	5.45 pm
Item VII.	Confirmation of Next Meeting Date – Tentatively March 21, 2015 (9.00 am (MST))	5.55 pm
Item VIII.	Adjournment: Executive Session May Be Called to Discuss Personnel, Legal, and Dues Issues with Counsel	6.00 pm

A copy of the minutes is available on the Silverado II website at www.silverado2.com.

To facilitate the efficient operation of Board meetings and to afford Owners an opportunity to provide input and comments on decisions affecting Silverado II, the Board and Owners will adhere to the procedures as outlined in the Resolution Regarding the Procedures for the Conduct of Meetings. Owners will be given an opportunity to speak as to any matter or ask questions of the Board during the Owner Forum at the beginning of the meeting. Each person shall be given up to a maximum of three minutes to speak or to ask questions, although questions may not be answered until a later date. Each person may only speak once during the Owner Forum and once on any other issue prior to a vote by the Board on such issue. Yielding of time by a speaker to another individual shall not be permitted. Full procedures are available on the Silverado II website.