

Solar Sixplex Condominium Association

Board of Director & General Membership Meeting Minutes

January 9th, 2025

The Board Meeting was opened by Bill Gavenas of Crested Yeti Property Management at 5:05 pm MT. This meeting was held via ZOOM.

Bill Gavenas asked for a roll call of membership present:

See appendix 1 for roll call and attendance.

3 of the 3 board members were present. 4 of 6 homeowners were present.

Quorum was established for both the board and general membership meeting.

Proof of Notice for Meeting

- Bill Gavenas stated that the notice and agenda for the meeting was sent out on December 30th, 2024. The meetings were properly noticed.

Board Opening of Meeting

Due to the number of homeowner units (6), the board of directors decided to combine the board of directors meeting and general membership meetings to allow for better communication and transparency.

Manager's Report

BG reviewed the projects/repairs done during the year to date. (Repairs to roof in December and replacing the broken bear proof trash cans) Updates on the state of insurance that is on the rise nationally.

New Business

Presentation & Member vote on the 2025 budget

- Bill Gavenas from Crested Yeti presented a draft budget to be approved by the BoD and general membership.
- The attendees reviewed the budget line by line and made comments and suggestions.
- Items to note are insurance in general in the US and repairs to the roof and damage to units due to the roof leaking. Dues for the 2025 fiscal year are suggested to increase to **\$1280 per month**. This amount would restore a responsible reserve allotment and allow for long term repairs to the roof.
- The information on the details of the loan the HOA took to fund the glass solarium project was not fully understood or in alignment with all homeowners.
- It was decided not to vote on the budget at this time until more information was available. The current dues of \$1001/unit/month will remain.
- **ACTION:** Crested Yeti to set up a special meeting for all homeowners to review the bylaws/covenants of the HOA in respect to the loan terms and conditions.

MOTION 1: Jacinda Mahan made the motion to table the budget voting until the above meeting is conducted. Seconded by Audry LaFortune. No objections.

See Appendix 1 for quorum list.

Review/Summarize Complaint and Court Summons filed against the HOA

- Unit 3 owner Michael Spradlin has named the HOA in a lawsuit pertaining to Unit 3.
- The HOA has retained Mike O'Loughlin as the HOA attorney to represent the HOA in this matter. He has already responded for the HOA to the summons with the courts
- Mike O'Loughlin, the HOA attorney, has recommended that the HOA respond as follows:
 - The HOA via Mike, to reach out to the plaintiff's attorney to obtain an extension to the summons, file an answer in the allotted time and/or get a settlement agreement.
- The HOA's intention is to preserve the current HOA loan with the unit, and to preserve the lien rights of the HOA. The wording for the dismissal is below for approval
- This item was reviewed by all and the board voted as follows:

MOTION 1: Jacinda Mahan made the motion for Mike O'Loughlin to file a stipulation of dismissal in order to preserve the HOA's lien rights on Unit 3 and ensure the HOA loan apportioned to that Unit is secure in the lawsuit. Wording is below. Seconded by Audrey LaFortune.

Unanimously approved by all 3 board members (LR, JM and AL)

STIPULATION OF DISMISSAL

It is stipulated under C.R.C.P. 41(a)(1) between counsel for Plaintiff and counsel for Defendant Solar Sixplex Condominium Association (the "Association"), as follows:

1. The Association and Plaintiff agree that this litigation and any claim of Plaintiff asserted in this action shall be subject to the Association's statutory lien right as provided by C.R.S. § 38-33.3-316; and
2. Subject to the foregoing, the Association is dismissed from this action with prejudice with each party to pay his/its own costs and attorney's fees.

Review the Butterfield reports per unit

Each unit owner is to review the report conducted during the chimney sweeping done by Butterfield Fireplace services.

Adjournment of Meeting

- LR made a motion to adjourn the meeting
- Seconded by JM

Unanimously Approved

Meeting closed at 5:57 PM MST