

# Solar Sixplex Condominium Association

## Board of Directors Meeting Minutes

May 30<sup>th</sup>, 2024

The Board Meeting was opened by Bill Gavenas of Crested Yeti Property Management at 18:45 pm MT. This meeting was held via ZOOM.

**Bill Gavenas** asked for a roll call of membership present:

Laura Ryan (LR) – Board President  
Jacinda Mahan (JM) – Board member  
Audrey LaFortune (AL)– Board member  
Bill Gavenas (BG) – Crested Yeti Property Manager

Quorum was established.

### **Proof of Notice for Meeting**

- Bill Gavenas stated that the notice and agenda for the meeting was sent out on May 9<sup>th</sup>, 2024. The meeting was properly noticed.

### **Property Managers Report**

BG reviewed the monthly reporting packages to board members and updated on the state of insurance and utilities that are on the rise nationally. Reviewed the homeowner delinquency report.

### **New Business**

#### **Review of Crested Yeti duties**

- Bill Gavenas from Crested Yeti presented the tasks completed by Crested Yeti and what is included in monthly fee and what might fall outside.

#### **2024 Budget review/adoption for reporting and financial status**

- BG indicated that he built a budget based upon last year's expenses and the dues agreed upon in the last GM. This will be used as a basis for reporting only.

#### **Status of current bylaws and other special covenants**

- The board reviewed the proposed Responsible Governance policies for Solar Sixplex. A motion was made for adoption along with the following actions. BG to share the new policies and procedures with the rest of the homeowners in a separate email.

**MOTION 1:** JM made the motion to accept and adopt the Responsible Governance Policies. This was seconded by LR. (BG to circulate for signature via Adobe e-signature and post on public website)

**Unanimously approved.**

## **Planned projects/known issues**

- The following items were discussed, and actions made:

**ITEM 1:** The yard and common areas are a bit cluttered, and a reminder should go out to all homeowners about keeping things tidy. BG to send out reminder notices.

**ITEM 2:** The current rules and regulations for the HOA should be updated/compiled. BG will take a first pass at a draft for the board to consider.

**ITEM 3:** An electrical box is damaged and needs repairing/replacing.

**ITEM 4:** Water condensation coming off the main line to the building in Unit 2. Homeowner will monitor and call plumber directly if still a problem.

**ITEM 5:** The trash totes are damaged. One is broken at the bottom and the other is not bear proof anymore. BG to call WM to arrange new totes.

**ITEM 6:** Some of the known issues/repairs needed. The front door to the middle pod is badly damaged. The stairs were out of alignment. (A resident fixed these.) It was discussed and decided that any repairs will need to wait until 2025.

**ITEM 7:** Going forward the BoD meetings should be noticed to all homeowners. All are welcome and encouraged to attend.

**No other new business was brought forward.**

## **Adjournment of Meeting**

- Jacinda Mahan made a motion to adjourn the meeting.
- Seconded by Laura Ryan

**Unanimously approved**

Meeting closed at 19:25 PM MST