

Solar Sixplex Hoa ANNUAL Meeting MINUTES

1/3/2023 Meeting Agenda (continuance of 6-15-2023 Canceled meeting):

- Call to Order
 - Roll Call
 - Owners: Tim/Jacinda, Laura, Jamie/Audrey, Keith, Ian
 - Other: Katlian
 - Absent: Courtney (unit 3)
- Minutes
 - Last meeting was 10/27/22
 - Nobody showed for the 6/15/2023 or 7/6/2023
- Reports
 - President's Report- N/A → No president
 - Treasurer Report- Keith
 - Secretary Report- Jacinda
 - Checking: \$52,043
 - Saving: \$10,373.51
 - Loan: \$244,486.30
- Roof Project:
 - Project is Complete. It looks great!
 - Siding:
 - Ron has been working on the siding. **Licensed and insured @ \$55/hr.**
 - Jamie : Almost complete, likely missing trim pieces, close to being done
 - Additional cost → not included in the roof loan
- Old Business
 - Recycling
 - Keep 3 cans
 - Work to make effort to reduce volume
 - Overflow bin?
 - Dog poop buckets
 - Everyone could be better
 - Poop can has been being used
 - Common space
 - Personal items
 - Approval of items in common areas, including yards
 - (Spring project?)
 - Revisit in spring
 - Restored to common use
 - Needs to be cleaned
 - Upper room looks better
 - Middle one has communal old construction
 - No trash

- Organized proper storing
 - Conversations between units that share the space
 - Parking
 - This was a heated conversation - no change
 - Dues and parking?
 - Adjusting based on parking and plows
 - Not changing number of cars/bedroom rule, just changing the cost
 - Need a current zero tolerance policy (Keith)
 - Guest parking regulations
 - Abandoned cars
 - Fines for extra vehicles
 - Federal Pacific electrical boxes
 - Are we still moving forward with this?
 - HOA Covering sunroom box?
 - General consensus
 - Keith is connecting with electrician → also do the sunroom
 - Jackson (Jamie and Audrey friends) comes around periodically
 - Price?
 - \$2,000-3,000 estimate?
 - Board Members- **Revisit Vote**
 - We need to have the following officers until HOA documents are changed.
 - President
 - Secretary
 - Treasurer

See bylaws for rules.
- New Business
 - Backed by CO Law (according to Keith)
 - Bylaws = how we meet as an HOA, board members
 - Rules and regulations are separate but need to be amended and agreed upon Property Management Company?
 - Improve communication, unbiased
 - Roles: accounting, organize meetings, take minutes, help with communication, does not include maintenance, mostly a representative, documents publicly posted
 - Organize 4(?) meetings a year
 - Would include accounting → removing accounting cost
 - Estimate: \$400/month (total for all 6 units) but includes accounting (\$125/month)
 - HOA Dues/ Loan Payments
 - Late payments
 - Operating at a deficiency
 - Need to raise HOA dues to cover
 - HOA fee changes (Proposed by Courtney)
 - This will have to have the Lawyer involved.
 - 2024 Proposed Budget
 - This will need a **vote** to approve.

- Anna has suggested we raise HOA fees as we are proposing to go into the negatives this year.
 - Currently operating at \$3,200 / year deficiency
 - Budget sent in last email
 - Put together by accountant
 - 2 Proposed Budgets both with property management company
 - 1st budget with increase in dues
 - 2nd budget without an increase in dues (\$889 currently)
 - Passed due dues → when do we take action
 - 6 months behind (\$5,500 owed)
 - Lien on condo?
 - Has been done before
 - Ask accountant how to go about putting a lien on the condo
 - VOTE: Laura proposed, Keith Seconded
 - Delinquency letter → written by a lawyer
 - Tim votes yes
 - Audrey votes yes
 - CO HOAs have the right to place a lien on a property if people are behind
- Anna Rubina/Doug Gorman
 - Anna is taking over a portion of Doug Gorman's office
 - New pricing
 - Will have to sign on with Anna
 - If Property management takes over, then they would handle accounting and we would just have Anna do the tax return for \$500.
 - **Vote**
- Main Water Shut off leak in Unit 2
 - Was this fixed?
 - HOA needs to pay for this bill
- HOA Lawyer
 - **Bylaws: \$2,500.00**
 - **Responsible Governance Policies: \$1,500.00**
 - **Delinquency letter: \$300.00**
 - **Mike's (and his partner Jon's) hourly rate: \$325.00/hour**
 - **Abigail's hourly rate: \$150.00/hour**
 - **Initial Retainer fee: \$4000**
 - Could use money in account
 - Would work with the property management company to help rewrite our Rules and Regulations as well.
 - Our bylaws need updated - confirmed by the Lawyer
 - **Vote**
- Property Manager
 - Crested Yeti Quote
 - Would do accounting
 - Do meeting minutes and run meetings and so much more.
 - Mediate
 - \$400/Month

■ **Vote**

- Broken Windows in sunrooms
- Schedule upcoming meetings
 - Set a date for the next meeting
- Adjourn

Things to vote on:

Board members
Property management company vs accountant
Lien
Raising dues
How far with past due dues?
When do we put a lien on a condo?

VOTES:

Lien

Laura proposes that the HOA starts the lien process on Courtney Bock's condo

Keith → seconds

Audrey / Jamie → agree

Jacinda / Tim → agree

Laura will call account office, and talk to local CB attorney

Confirm the need for attorney (consult vs retain)

What happens if Courtney goes to sell but owes money?

Roof loan direct to Solar Sixplex → want to make sure we're covered

Action required → delinquency letter given to Courtney Bock

Board Members

President:

Jacinda nominates Laura for president

Jamie and Audrey seconds

Votes For: Tim / Jacinda, Ian, Jamie / Audrey, Keith

Secretary:

Laura nominates Jacinda to continue to be the secretary

Jamie seconds

Votes For: Tim / Jacinda, Ian, Jamie / Audrey, Keith, Laura

Treasurer:

Jacinda nominates Audrey to be treasure

Laura seconds

For: Keith, Tim / Jacinda, Jamie / Audrey, Ian, Laura

Budget:

Either need to re-up contract with Anna OR change budget because of property management company

Keith: Goes back to lien → getting updated accounts
Need for a lawyer and property management company?

How do we update / renew bylaws and rules and regulation
Can this happen without a lawyer?

THIS NEEDS TO HAPPEN BY THE END OF JANUARY

Vote by end of January

Proposed budget

Property Management Company vs. Accountant

Lawyer

New Bylaws and rules and regulations

Next meeting

Jacinda will share all rules and regulations and bylaws

Everyone reviews (change, add, remove)

Based on what needs to be changed → decide on necessity of a lawyer

Ian → printed copies

2024 Budget without a property management company

Changes in dues

Upstairs vs downstairs

NEXT MEETING Friday, 1/19/24 6pm MST

Projects

Trim?

Tack back on

Parking lot clean out → Ian will talk to Phil

Drip edge over door

Adjourned 7:35