

Solar Sixplex Hoa ANNUAL Meeting

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

- Call to Order
 - Roll Call
- Minutes
 - Last meeting was 10/27/22
 - Nobody showed for the 6/15/2023 or 7/6/2023
- Reports
 - President's Report- N/A
 - 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.
- Old Business
 - Recycling
 - Dog poop buckets
 - Common space
 - Personal items
 - Approval of items in common areas, including yards
 - (Spring project?)
 - Parking
 - This was a heated conversation - no change.
 - Federal Pacific electrical boxes
 - Are we still moving forward with this?
 - HOA Covering sunroom box?
 - 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
 - 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.
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 - 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
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- Adjourn