

Solar Sixplex 10.27.22 HOA Meeting Notes

10-27-2022 Meeting Agenda:

- Call to Order
- In person
 - Courtney
 - Ian Elder
 - Jacinda + Tim
 - Audrey + Jamie
- On Zoom - Laura + Keith
- Talked about parking and no abandoned cars in the parking lot and being courteous of parking especially in the winter
 - Ian mentioned pulling cars out to clear cars off
 - Tim mentioned parking tight and close to each other
 - Jacinda mentioned that when the number of cars need to be reduced we need to follow the one car per bedroom rule

- Federal Pacific Electrical Boxes
 - CB Electric was too busy
 - Courtney said she talked to cb electric a year ago
 - Ian stated that the panels are not overloaded and there isn't much on the panel in the sunrooms since the hot tubs are not longer here
 - Jamie said he has a friend that is licensed in Denver that could potentially give a bid
 - Courtney said she could reach out to someone local
- HOA Dues/Loan Payments
 - Promissory note monthly \$3,828.73 approx \$639 per month per unit on top of the \$250 Current HOA dues that needs to start now. Jacinda asked if we were all on board with that
 - Tim mentioned that the past 2 months have been coming out of our reserves
 - Tim said Anna is aware that is what we will start paying on our HOA payment
 - Ian asked about making the loan go down quicker
 - Jacinda said if we all put more money down as soon as the loan closes, We are on a construction loan right now and which is part of the reason why they moved forward when we initially started we planned on having a 6 month construction loan because they planned on being done in 6 months but we had to bump that up to 12 months because we are waiting through the winter for construction to begin but our loan had already closed. If we have leftover money that we dont use from our loan which we should because they gave us wiggle room on the loan the payment would go down if we give our money back to them to pay off the loan or we keep the loan money and do other improvements with it. Its our discretion. As soon as the loan turns from construction loan to fixed loan we can take a vote to lower monthly payments
 - Tim added we can only do it on the anniversary of the loan which started in August
 - Courtney adds that if we vote on that it needs to be extremely courteous of each other because if someone cant do it then they cant do it - it needs to be a majority vote
 - Tim and Jacinda agree it has to be everyon

- Tim said what weve agreed on is 7 year
- Jacinda says that that is something that all 6 units have to fully be on board with because it can't be varying amounts for each unit
- Tim mentions another construction projects
 - Would like to clean out the corner of the old paint that has gone bad and he is happy to do dump runs if we can clean some stuff out
 - In the corner there are some overhangs he recommended putting them on now for winter
 - Courtney would rather wait until spring because the fascia has cracked in some places she would rather fix that first before putting more on top of it. We need 1 and a half more.
- Jacinda says it is time to vote on board members
 - Tim mentions whether we want to do President, Vice, Secretary, Treasurer
 - Jacinda says that in the HOA it technically is 3 positions President, secretary, treasurer and my vote is to go back to that
 - Courtney says it probably makes it easier for votes and majority but it doesnt really matter because the people that live her want to have a say
 - Jacinda says she feels like we all make decisions pretty regularly as a whole and then asks Keith and Laura what they think on the zoom
 - Keith asks who are in those 3 positions as of now,
 - Jacinda says Courtney is the president, I am the secretary and I believe you are the treasurer
 - He said i'm the treasurer if nobody wants to do it and I don't do anything
 - Courtney says Ian is the vice president currently
 - Laura says her opinion is that were all owners so whoever wants to be actively participating should nominate themselves she says she doesn't feel like she should because she is not here but it's down to you guys if there's a position where someone isn't doing anything we should eliminate it
 - Keith says we can't because of the bylaws they are symbolic positions to a certain extent
 - Tim says simplify it to the 3 if they are just symbolic
 - Jacinda renominate herself to be the secretary because her name is on all of the loan documents is anyone against that?
 - No
 - Laura says thank you for all of your work
 - Courtney states she is going to continue participating and communicating with everyone and putting as much work into this place as she can
 - Courtney asks Keith how he feels and if he wants to stay in his position
 - Keith says yeah sure
 - Jacinda asks if anyone has a nomination on that or a vote
 - Tim nominates audrey for president if she is willing to accept
 - Audrey says they are up for anything
 - Jaicnda asks if they have a say
 - Laura said I do not. Whoever is willing to participate is great. Its a small organization and everyone has equal say and we value everyone input
 - Courtney said she would like to stay president- she spoke to the lawyer to get an idea to try and understand hoa operations to be clear. SHe is going to sit in on a meeting to let us know how covenants and bylaws work. She made it very clear that there is a difference in a owners meeting vote and a board member meeting and vote. Owners can have a say in things but when it comes down to it Board members have the final vote.She doesn't want to lose her say.

- Legally it's not a majority vote
- Courtney suggests a 6 person board for everyone to have a say
- Laura disagrees with that and she doesn't want to relinquish her ability to make decisions- everyone should be on the board.
- Tim asks if making the board a 6 person board something we can do right now or is it a legal decision
- Courtney needs to speak to the lawyer again we can vote now to expand it and then it needs to go as an amendment in our bylaws
- Jacinda says we would need to get someone to do that if it needs to be legally done
- Tim nominates Audrey again for president and says hes willing to vote again or make the board a 6 person board.
- Courtney asks to vote to move forward on the amendment?
- Tim reminds everyone that we are still voting on the president
- Keith says the last time they changed something in the covenant they had to get a lawyer involved and it was over \$1000 dollars
- Tim says he would like to see the vote on presidency and talk about voting on the wall of siding
- Courtney thinks we should talk to josh to get an exact quote
- Jacinda asked who she was talking to
- Courtney says Beth Appleton
- Jacinda asks keith and laura who their vote is for president
- Keith asks who wants to be president?
- Courtney say I would prefer to hold my position currently
- Jacinda says Audrey and Jamie are willing and Courtney is willing
- Tim says one vote for Audrey and Jamie
- Keith votes for Courtney bc she's more familiar with it and he doesn't know audrey and jamie yet
- Ian says stay the same for now
- Laura said she's conflicted because she doesn't have a big opinion. Is it Audrey and Jamie together vs courtney? What's the current vote?
- Unit 6 voting for Audrey and Jamie
- Ian is voting for Courtney
- Keith is voting for Courtney
- Audrey and Jamie votes for themselves
- Laura votes for Audrey and Jamie
- Tim says let's work towards a 6 person board
- Jacinda says we should schedule an upcoming meeting right now while were all here because last time she tried to schedule a meeting she got shot down so she would like to schedule one now so that we can move forward.
 - We make notes for josh
 - Courtney asks to do it over email
 - Laura asks when we want to change our bylaws is there a way to do it without an attorney?
 - Keith says i don't think so
 - Tim says maybe we talk to other local property management companies?
 - Courtney said Beth is a friend and said she was willing to sit in on one meeting before she is even signed on. THeres got to be a way to just get something notarized
 - Tim said we likely we could hire a lawyer to change a document without hiring someone on to be our official lawyer

- Jacinda says we need to have a meeting with josh send thoughts and concerns within a week or less for josh regarding the siding that was done incorrectly to move forward
- Laura has a suggestion that the people knows what theyre looking at to be very factual of why the siding is wrong.
- Courtney said she spoke to him but there was a disconnect because he is not here
- Ian said everything he explained to the foreman he agreed with him
- The incorrect fasteners- the foreman knows its incorrect,
- Jacinda will relay the email that ian sent to josh about incorrect siding.

Meeting adjourned.