

Finance & Legal Committee Minutes

October 29, 2025 (Wednesday)

2:30 am on TS Zoom Room

MEMBERS: Julie, Laura, Lesli, Nigel, Robyn, Rusty, Stan, Wendy

PRESENT: Jack, Julie, Laura, Lesli, Kathy, Marta, Nigel, Robyn, Rust, Stan, Wendy

AGENDA

Item	Presenter	Type	Time
1. Housekeeping (Check in)		Discussion	5 mins
2. Approve Last Meeting's Minutes <ul style="list-style-type: none"> • 202510-03 Finance & Legal Minutes 	All	Decision	1 mins
3. Solar panel follow up from 10.27.25 plenary <ul style="list-style-type: none"> a. Address concerns 	All	Discussion	20 mins
4. Contract Review of Snow Removal <ul style="list-style-type: none"> a. Review with committee, resolve any comments and get signature 	Lesli / Nigel / Greg	Status / Update	10 mins
5. Status EV Charger Project	All	Discussion	15 mins
6. Phase 1 and Phase 2 Garages Assessment Status	Laura / Robyn/ Julie	Status / Update / Discussion	5 mins
7. Operating Budget 2026	Laura / Robyn	Status / Update / Discussion	10 ;mins
8. Water Costs Increase	All	Status / Update / Discussion	5 mins
9. University Bank Loan Restructure 2025 <ul style="list-style-type: none"> a. Status update 	Laura / Lesli	Status / Update	1 mins
10. Phase 2 Units Special Assessment Increase	Laura / Lesli	Status / Update	1 mins

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11. MAFs - Any Arrears to Report?	Julie / Lesli	Update / Status	1 min
13. Bank Balances (See table in minutes)	Laura	Standing -Information	1 min
14. Any Other Business	All	Standing	3 mins

Minutes

- The [2025-10-4 F&L Minutes](#) were approved.

Solar Policy

- Dale Robert, the Association's State Farm insurance agent, liked the draft policy, but he suggested a few clarifications. Laura added comments in the draft solar policy to reflect his suggestions.
- Dale didn't see a lot of risk in having new residents sign the solar policy agreement.
- We reviewed the blocks and standasides from Monday's Plenary regarding the solar policy, as most were present.
- Laura stood aside because there was not enough time allotted to get all issues raised.
- Nigel's block was that we need a legal review. He prepared a document to send to an attorney with questions. They address the transfer of the solar system to new co-owners.
- The committee reviewed his draft letter to an attorney.
- Lesli proposed we shift the solar policy to obligate the seller vs a buyer. In summary:
 - Sellers would be required to inform the Association they are selling their unit and plan to transfer their solar system.
 - The seller would be obligated to have the buyer sign the Touchstone Solar Policy Agreement prior to closing or the seller would be required to remove the system and restore the roof.
- This mechanism appealed to some as a solution for other transfer concerns.
- The Committee agreed to follow this approach in lieu of obtaining an attorney review. Lesli Nigel and Robyn will work on new language for the solar policy.
- Wendy's block was due to not having the time to read a revised policy at the Plenary. The Solar team has agreed to have the revised policy completed by Wednesday November 5th to address this concern.

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- Stan stood aside because Appendix A wasn't completed. He is also concerned about construction of the shed roofs and if they can handle the weight of solar panels. And he is concerned about the future shading from trees.
- The Solar Team has committed to having Appendix A completed by the next Plenary. No answer was readily available for the shed roofs.
- The Solar Team needs to address the issue of tree shade, which is not an F&L issue.
- There was discussion about how to ensure a homeowner carries an appropriate amount of insurance without the Association setting a minimum.
- Umbrella policies were discussed, but that didn't ensure coverage and could be pushed back on.
- It was discussed getting all co-owners who want to install into a room to discuss insurance so we'd at least have a similar understanding in the beginning.
- There was discussion about the real risk posed by solar vs the stress created for folk's very real fears about protecting their assets.

Roof Replacement

- Julie is uneasy about the roofs and timing. It was acknowledged that passing a policy does not mean we'll be able to re-roofing this year.
- Julie is also concerned about the Phase II roofs being up for solar install. These concerns originate from installation flaws found on Bldg I.
- There was discussion about inspections, which is an issue for Maintenance.
- It was brought up that if a problem exists, it does not necessarily follow that solar will exacerbate the problem.

Next Meeting This Saturday, November 1, 2025

- Since solar took up the available time, the committee agreed to reconvene at its original meeting time this coming Saturday to address the remainder of the agenda.