

Soho Lofts HOA

Meeting Minutes

April 29, 2009

I. Call to order

Meeting of the Soho Lofts HOA at 5:00pm on April 29, 2009 in the Soho Lofts Clubroom.

II. Announce & Vote on one non-Declarant Board Member

- a) Two Nominees
 - Dennis Gray
 - James Currans
- b) Vote held and outcome resulted in a tie. There will be a follow up meeting on May 27th at 6pm to hopefully capture more votes. All homeowners are strongly encouraged to vote by Proxy or attend the May 27th meeting.

III. Open Discussion

- Parking dues in the Gaslight Garage increased on all parking spaces from \$65/mo to \$80/mo. Increase was necessary for the owner of the garage to maintain the garage including utilities, maintenance, etc. The new price is comparable to other parking structures in Kansas City. Example: Wyandotte garage rate is \$105/mo. There are 105 spaces in the Gaslight Garage for the use of Soho Lofts residents.
- One non-Declarant is being added to the Board of Directors at this time. Another non-Declarant will join the Board once 61 units have been sold in the building. The final non-Declarant will become a member of the Board once 92 condos have sold. At that time the HOA Board will be controlled by homeowners.
- Soho Lofts units are as follows:
 - 36 sold
 - 74 Declarant owned
 - 38 rented and 34 vacant available of lease/sale
- Declarant pays HOA dues on all owned residential and commercial spaces. All spaces are available for sale and once closed the new owners will be responsible for the HOA dues and become a member of the association.

IV. Next Meeting

May 27, 2009, 6:00pm in the Soho Lofts Clubroom

Minutes submitted by: Jennifer Mason