Gmail

ai idea

15 messages

RF <ryan.fajkowski@gmail.com>
To: Paul Hunkin <paul@bieh.net>
Cc: Jason Holley <jason@buddyholley.com>

Wed, Jan 28, 2026 at 8:31 PM

Hey Paul

Have a buddy (CC'd) who is involved in property management who had an idea about a software platform and I wanted to get your thoughts if this is something we could build.

Here is the high level:

- Property managers (think HOA's and condo associations and governing documents/legal documents) have a lot of tenants with various lease/hoa agreements and so on. They often get a lot of emails from the tenants that they have to respond to.
- Could we create a portal with you and Asish in which they can upload the agreements/legal documents.
- Then when a tenant emails a random question: ex: what color can I paint my house or condo-   the bot analyzes the agreement document for that tenant and responds - maybe similar to freelance.watch with 3 different tones of emails.

I assume this can be built, curious about how accurate the responses could be.

Then an option to have the email auto- respond or write it , preview it, and they can send it.

Down the road we might be interested in building other features but curious your feedback on this.

R

Paul Hunkin <paul@bieh.net>
To: RF <ryan.fajkowski@gmail.com>
Cc: Jason Holley <jason@buddyholley.com>

Thu, Jan 29, 2026 at 11:03 AM

Hi Ryan!

That's a cool idea, and straight forward on the tech side. Basically:

- Web portal to let admin set up tenant information and link documents (ie: it knows that paul@bieh.net lives at 10A, so it can look at the right set of documents when I message)
- Email hook to let it receive emails
- When an email comes in, have the AI search over the documents and generate a reply
- If it *can't* find a reliable referenceable answer, it automatically refers it to the admin to answer (we don't want it making things up!)
- If it *can* find an answer, it sends back automatically, or we have it set up drafts that can be human reviewed and sent in one go. Ideally it's generated with citations to the relevant clauses.
- Keep track of the conversations in the admin portal so they can be monitored.

For an MVP the portal/UI is straightforward, you likely don't need Asish unless you want something very polished out of the gate.

How many pages of documents are there usually? The 'search' process differs a little based on volume. Accuracy is really good these days if it's a relatively low number (<100 pages, say).

Whatsapp or SMS could be really interesting to support too.

Costs would be negligible, as it's only burning a few cents of AI credit per message, even with the top-tier models.

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https://calendly.com/paulhunkin/30min happy to talk it through if you've got a window.

Thanks!
- Paul
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Jason Holley, BHC <jason@buddyholley.com>

Thu, Jan 29, 2026 at 2:27 PM

To: Paul Hunkin <paul@bieh.net>
Cc: RF <ryan.fajkowski@gmail.com>

Good morning Paul!
Sounds great! I just set up a call with you for tomorrow morning at 8 AM MST.
Most of the time the governing documents, covenants conditions, and restrictions for each community should be less than 100 pages. I would say 75 to 125 pages. Some could even be very short like 25 pages. It really just depends on the association.
Look forward to talking more about this tomorrow morning. Thank you sir!

Jason Holley, LEED GA
720-587-7539
BHC Construction Services
Buddy Holley Co.
www.buddyholley.com
Sent from my iPhone, please excuse any typos

> On Jan 29, 2026, at 4:04 AM, Paul Hunkin <paul@bieh.net> wrote:

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RF <ryan.fajkowski@gmail.com>

Thu, Jan 29, 2026 at 2:40 PM

To: Paul Hunkin <paul@bieh.net>
Cc: Jason Holley <jason@buddyholley.com>

From a portal perspective, I think or Paul- could this be wrapped potentially into one of the CRMs or portals? For user sign up, account creation, payment gateways etc. Asish should have the foundation of a bunch of this stuff and then we just create the AI portion w/email. Paul- would that make sense?

R

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Paul Hunkin <paul@bieh.net>

Thu, Jan 29, 2026 at 3:15 PM

To: RF <ryan.fajkowski@gmail.com>
Cc: Jason Holley <jason@buddyholley.com>

Oh yeah, potentially. I could build it as an API or embeddable service that Asish could plug into an existing CRM, if you've got some stuff you're using already. Like what we did for DT.

No worries, I see the Calendly, let's discuss tomorrow.

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Paul Hunkin <paul@bieh.net>   Mon, Feb 2, 2026 at 9:54 AM
To: RF <ryan.fajkowski@gmail.com>
Cc: Jason Holley <jason@buddyholley.com>

Hi Ryan, Jason!

Thanks for the chat last week -- should be a fun project!

Do you want me to set up a Whatsapp group to coordinate? I can invite you over. Or Slack is fine too, if you prefer that.

@RF maybe this week we could jump on a call and you could show me the CMS bit?
@Jason Holley if you could send me the sample docs + questions that would be great too.

Someone will also need to set up a new OpenAI org (register on https://platform.openai.com) and either add me to it, or create an API key and send me it.

That's all we need to get started I think.

Thanks!
- Paul

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Jason Holley, BHC <jason@buddyholley.com>   Mon, Feb 2, 2026 at 6:33 PM
To: Paul Hunkin <paul@bieh.net>, RF <ryan.fajkowski@gmail.com>

Hey Paul and Ryan,

I have started the entity, purchased the .com and generated a logo. Replivo is the name I went with. ReplivoTech.com is up as a coming soon placeholder. I will be using this email address for now but I also have email and office 365 for this as well..

I have an open slot on ChatGPT, not sure if that can be used for this? I can also register at OpenAI if needed. Let me know.

I am still trying to get the documents and will send those along as soon as I get them.

Let me know if I am missing anything, thank you!

Jason Holley, LEED GA

720-587-7539

President - Buddy Holley Co.

BHC Construction Services

PO Box 2356

Littleton, CO 80161-2356

"Professional Approach, Amazing Results!"

www.buddyholley.com

workorders@buddyholley.com

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logo.png
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Paul Hunkin <paul@bieh.net>   Mon, Feb 2, 2026 at 6:39 PM
To: "Jason Holley, BHC" <jason@buddyholley.com>
Cc: RF <ryan.fajkowski@gmail.com>

Sounds good! Yeah you'll need to register on OpenAI platform (https://platform.openai.com) -- it'd be a company account, so use your company email if you have it. And then go to organisation -> people and add paul@bieh.net, that should work.

You may need to link a credit card to it for billing verification too.

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Jason Holley, BHC <jason@buddyholley.com>   Mon, Feb 2, 2026 at 6:42 PM

To: Paul Hunkin <paul@bieh.net>
Cc: RF <ryan.fajkowski@gmail.com>

OK, I will look into this later today. Thanks Paul!

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Paul Hunkin <paul@bieh.net>   Thu, Feb 5, 2026 at 6:30 PM
To: "Jason Holley, BHC" <jason@buddyholley.com>
Cc: RF <ryan.fajkowski@gmail.com>

Hi Jason!

Any luck with this?

I'll get into some testing and building if we're all good :)

Thanks!
- Paul
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Jason Holley, BHC <jason@buddyholley.com>   Fri, Feb 6, 2026 at 1:32 PM
To: Paul Hunkin <paul@bieh.net>
Cc: RF <ryan.fajkowski@gmail.com>

Happy Friday Paul!
I'm trying, but my contact is being reluctant to handover the governing documents we need. I have not had time to do more research. I'm sure we can find some online. I will see what I can find in the next few days. I also have a couple other contacts I can reach out to.

Jason Holley, LEED GA
720-587-7539
BHC Construction Services
Buddy Holley Co.
www.buddyholley.com
Sent from my iPhone, please excuse any typos

> On Feb 5, 2026, at 11:30 AM, Paul Hunkin <paul@bieh.net> wrote:
>
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> Hi Jason!
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> Any luck with this?
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> I'll get into some testing and building if we're all good :)
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> Thanks!
> - Paul
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> On Mon, Feb 2, 2026 at 6:42 PM Jason Holley, BHC <jason@buddyholley.com> wrote:
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Jason Holley, LEED GA

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www.buddyholley.com

workorders@buddyholley.com

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From: Paul Hunkin <paul@bieh.net>
Sent: Monday, February 2, 2026 11:39 AM
To: Jason Holley, BHC <jason@buddyholley.com>
Cc: RF <ryan.fajkowski@gmail.com>
Subject: Re: ai idea

Sounds good! Yeah you'll need to register on OpenAI platform (https://platform.openai.com) -- it'd be a company account, so use your company email if you have it. And then go to organisation -> people and add paul@bieh.net, that should work.

You may need to link a credit card to it for billing verification too.

On Mon, Feb 2, 2026 at 6:33 PM Jason Holley, BHC <jason@buddyholley.com> wrote:

> Hey Paul and Ryan,
>
> I have started the entity, purchased the .com and generated a logo. Replivo is the name I went with. ReplivoTech.com is up as a coming soon placeholder. I will be using this email address for now but I also have email and office 365 for this as well..
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> I have an open slot on ChatGPT, not sure if that can be used for this? I can also register at OpenAI if needed. Let me know.
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> I am still trying to get the documents and will send those along as soon as I get them.
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> Let me know if I am missing anything, thank you!
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> **Jason Holley, LEED GA**
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Paul Hunkin <paul@bieh.net>   Fri, Feb 6, 2026 at 1:46 PM
To: "Jason Holley, BHC" <jason@buddyholley.com>
Cc: RF <ryan.fajkowski@gmail.com>

No worries, maybe we can make up some likely sounding questions against some real documents online?

I found this -- is that the kind of document you mean?

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Jason Holley, BHC <jason@buddyholley.com>   Fri, Feb 6, 2026 at 4:44 PM
To: Paul Hunkin <paul@bieh.net>
Cc: RF <ryan.fajkowski@gmail.com>

Yes, exactly!

Jason Holley, LEED GA
720-587-7539
BHC Construction Services
Buddy Holley Co.
www.buddyholley.com
Sent from my iPhone, please excuse any typos

On Feb 6, 2026, at 6:47 AM, Paul Hunkin <paul@bieh.net> wrote:

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Paul Hunkin <paul@bieh.net>   Fri, Feb 6, 2026 at 5:28 PM
To: "Jason Holley, BHC" <jason@buddyholley.com>
Cc: RF <ryan.fajkowski@gmail.com>

cool -- I can start working with that and some other similar ones, seems to be a few around the web. I can make up some questions too.

sound good? I still need the OpenAI key though.

@RF Did you want to catch up next week re the CRM integration?
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Paul Hunkin <paul@bieh.net>   Mon, Feb 9, 2026 at 11:23 AM
To: "Jason Holley, BHC" <jason@buddyholley.com>
Cc: RF <ryan.fajkowski@gmail.com>

@RF I can also use the current DT OpenAI key for development if that's easier?
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--
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