

**SOLTERRA HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**AUGUST 10, 2020**

**OPEN FORUM**

There were no open forum items.

**CALL TO ORDER**

The meeting was called to order at 4:04 pm via a Zoom call. Directors Korzen, Smith, Pries, and Nagel were present. Director Gregory had an excused absence. Also present was Ms. Heinze with Overlook Property Management.

**CONFLICT OF INTEREST**

The Board stated there was no conflict of interest.

**APPROVAL OF MINUTES**

A motion was made by Director Korzen to approve the minutes from the June 9, 2020 Board of Directors meeting. The motion was seconded by Director Smith. The floor was open for comments. No comments were made. The motion was unanimously carried.

**FINANCIALS**

A motion was made by Director Smith to approve the financials for May 31, 2020, June 30, 2020 and July 31, 2020. The motion was seconded by Director Korzen. The floor was open for comments. No comments were made. The motion was unanimously carried.

**LEGAL UPDATES**

Collection Status Report-The Board reviewed the collection status report. No action was needed.

Ms. Heinze presented the accounts that need to be turned over for collection. The Board directed Ms. Heinze to proceed.

**MANAGEMENT ITEMS**

There were no additional items to report.

**UNFINISHED BUSINESS**

Ms. Heinze reviewed the attorney letter regarding flags and signs in the community. A motion was made by Director Smith to approve the \$670.00 to create two policies addressing the issues. The motion was seconded by Director Korzen. The floor was open for comments. No comments were made. The motion was unanimously carried.

**NEW BUSINESS**

Ms. Heinze reviewed the insurance renewals for 2020. A motion was made by Director Smith to approve the renewals. The motion was seconded by Director Nagel. The motion was seconded by Director Korzen. The floor was open for comments. No comments were made. The motion was unanimously carried.

Ms. Heinze reviewed the covenant issue regarding the home that has not installed the landscaping within the allotted time frame. Ms. Heinze stated she will continue with the violation per the policy.

The Board discussed the Segregation of Responsibilities. The document proposed a Covenant Enforcement Committee. The board discussed this option and a motion was made by Director Korzen to solicit the community for volunteers. The motion was seconded by Director Smith. The motion was seconded by Director Korzen. The floor was open for comments. No comments were made. The motion was unanimously carried.

Ms. Heinze presented a draft of the 2021 Budget. The board went through the budget line by line and changes were made. A motion was made by Director Smith to approve the 2021 Budget with an assessment of \$190.00 to be ratified by the owners. The motion was seconded by Director Nagel. The floor was open for comments. The motion passed by majority vote as Director Korzen voted against the motion.

**ADJOURNMENT**

There being no further business to discuss, a motion was made to adjourn the meeting at 5:21 pm. The motion was seconded. The floor was open for comments. No comments were made. The motion was unanimously carried. The next meeting will be September 14, 2020 at 4pm. The Annual Meeting is set for October 26, 2020 at 6:30 pm via Zoom.