

SOLTERRA HOMEOWNERS ASSOCIATION, INC.

The meeting was not held immediately following the Annual 2019 Budget Ratification Meeting. The Meeting was rescheduled for December 2, 2019.

DECEMBER 2nd, 2019 – 5:00PM

OPEN FORUM HOMEOWNERS ITEM

No homeowners were present.

CALL TO ORDER

The meeting was called to order at 5:07 p.m. at the Retreat at Solterra located at 15260 W. Evans Avenue, Lakewood, CO, 80228. Directors Nagel, Korzen, Smith, and Gregory were present. Director Pries had an excused absence. Also present was Ms. Heinze with Overlook Property Management.

CONFLICT OF INTEREST

The Board stated there is no conflict of interest.

BOARD MEMBER POSITIONS

A motion was made by Director Korzen to designate Director Nagle as temporary President all other positions will be filled when all board members are present. The motion was seconded by Director Gregory. The floor was open for comments. No comments were made. The motion was unanimously carried.

APPROVAL OF MINUTES

Director Korzen made a motion to approve the September 17th, 2019 minutes as presented. Director Gregory seconded the motion. The motion was seconded by Director Gregory. The floor was open for comments. No comments were made. The motion was unanimously carried.

FINANCIALS

The Board reviewed the August 31, 2019, September 30, 2019, & October 31, 2019 financials. Director Smith made a motion to approve the financials as presented. Director Korzen seconded the motion. The motion was seconded by Director Gregory. The floor was open for comments. No comments were made. The motion was unanimously carried.

LEGAL UPDATES

The Board reviewed the collection status report. No further action was needed.

MANAGEMENT ITEMS

The Board tentatively set the Board meetings in the second month of the quarter at 5:00pm on Monday or Wednesday, however, Ms. Heinze will need to check with the Retreat.

UNFINISHED BUSINESS

Declaration Amendment-Ms. Heinze discussed the Declaration Amendment approved by the prior board in regards to the certified mail requirement. Ms. Heinze explained the process and the anticipated costs. Upon final review a motion was made by Director Smith to table the amendment and have the HOA due a 12 -month study on the actual costs of the certified mailing. The board will review again in 2021. The motion was seconded by Director Nagel. The motion was seconded by Director Gregory. The floor was open for comments. No comments were made. The motion was unanimously carried.

NEW BUSINESS

The Board reviewed the 2020 Legal Service Agreement Director. Director Korzen made a motion to approve the 2020 Tax Service Agreement. Director Gregory seconded the motion. The floor was open for comments. No comments were made. The motion was unanimously carried.

The Board reviewed the 2020 Tax Service Agreement. Director Smith made a motion to approve the 2020 Legal Service Agreement. Director Korzen seconded the motion. The floor was open for comments. No comments were made. The motion was unanimously carried.

The Board reviewed the escrow violation. Ms. Heinze advised that this can be sent to the legal team if needed. The board asked that Ms. Heinze contact him again and give him the landscape contract provided by Director Smith.

ADJOURNMENT

There being no further business to discuss, a motion was made to adjourn the meeting at 6:18 p.m. The motion was seconded. The floor was open for comments. No comments were made. The motion was unanimously carried.