

**SOLTERRA HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
JUNE 23, 2015**

**APPROVED**

**OPEN FORUM**

Homeowners were present to discuss the following items: landscaping issues or questions, the community large item trash pick-up, and the Design Review Board. All questions were answered by the Board.

**CALL TO ORDER**

The meeting was called to order at 6:35pm at the Retreat at Solterra at 15260 W. Evans Place, Lakewood, CO 80228. Directors Warnick, McGinnis, Hendel and Penn were present. Director Marchetti 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.

**BOARD POSITIONS**

A motion was made by Director Warnick to appoint Marc Savela as a developer appointment in place of Elizabeth Marchetti. The motion was seconded by Director Hendel. The floor was open for comments. No comments were made. The motion was unanimously carried.

**APPROVAL OF MINUTES**

A motion was made by Director Penn to approve the minutes from the March 24, 2015 Board of Directors meeting. The motion was seconded by Director Savela. The floor was open for comments. No comments were made. The motion was unanimously carried.

**FINANCIALS**

A motion was made by Director Hendel to approve the financials from the periods ending February 28, 2015, March 31, 2015, and April 30, 2015. The motion was seconded by Director Penn. The floor was open for comments. No comments were made. The motion was unanimously carried.

**LEGAL UPDATES**

No current collections. No action was necessary.

**ARCHITECTURAL REPORT**

The Board reviewed the DRB decision contentions for the following addresses: 2371LUS – contended conditionally approved trash enclosure; and 15036WA – contended approved water feature. No action was necessary.

The Board reviewed the Architectural & Maintenance Standards and decided the document should be re-emailed to the Board after the required name has been taken out. No action was necessary.

**MANAGEMENT ITEMS**

The Board reviewed the Management Action Item Report. No action was necessary.

**UNFINISHED BUSINESS**

The Board discussed the garage sale and decided to forego the garage sale this year to better prepare to host it next year. No action was necessary.

The Board discussed the community large item trash pick-up and decided to have the pick-up in September after the summer has ended to prepare for fall, and to make sure the trash company can have a representative present during the pick-up to supervise large item drop-offs. No action was necessary.

**NEW BUSINESS**

A motion was made by Director Penn to approve the American Family Insurance bid for insurance renewal in the amount of \$1,011.00. The motion was seconded by Director Savela. The floor was open for comments. No comments were made. The motion was unanimously carried.

**ADJOURNMENT**

There being no further information to discuss, a motion was made by Director Hendel to adjourn the meeting at 7:26pm. The motion was seconded by Director Penn. The floor was open for comments. No comments were made. The motion was unanimously carried. The next meeting is scheduled for September 22, 2015 at the Retreat.