

**SOLTERRA HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MARCH 24, 2015**

APPROVED

OPEN FORUM

Several homeowners were present to discuss the following items: landscaping, trash information and collection, the community garage sale. All questions were answered by the Board.

CALL TO ORDER

The meeting was called to order at 6:40 pm at the Retreat at Solterra, 15260 W. Evans Place, Lakewood, CO 80228. Directors Warnick, Hendel and Penn were present. Directors McGinnis and Marchetti had excused absences. 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 Penn to designate the Board positions as follows: John Warnick, President; Pete Hendel, Vice President; Ryan Penn, Secretary; Myles McGinnis, Treasure; and Elizabeth Marchetti, Member at Large. 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 August 14, 2014 Board of Directors meeting. The motion was seconded by Director Hendel. 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 July 31, 2014, August 31, 2014, September 30, 2014, October 31, 2014, November 28, 2014, December 31, 2014, and January 31, 2015. The motion was seconded by Director Warnick. 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

A motion was made by Director Warnick to remove the neighboring signature section of the Design Review Board Submittal Form and requested that homeowners are *encouraged* to inform their neighbors of any plans they have to change the exterior of their home. The motion was seconded by Director Penn. The floor was open for comments. No comments were made. The motion was unanimously carried.

MANAGEMENT ITEMS

The Board discussed the correspondence from a homeowner regarding trash enclosures and the Design Review Board. No action was necessary.

UNFINISHED BUSINESS

A motion was made by Director Penn to ratify the contract with DKB Disposal for trash and recycling services in the amount of \$8.80/month/home. The motion was seconded by Director Hendel. The floor was open for comments. No comments were made. The motion was unanimously carried.

A motion was made by Director Hendel to ratify the contract with Weidner & Associates for 2014 tax services in the amount of \$295.00. The motion was seconded by Director Penn. The floor was open for comments. No comments were made. The motion was unanimously carried.

NEW BUSINESS

A motion was made by Director Hendel to approve the Hindman Sanchez bid for legal services as a non-retainer, traditional fee client. The motion was seconded by Director Penn. The floor was open for comments. No comments were made. The motion was unanimously carried.

A motion was made by Director Hendel to approve the Resolution Regarding Document Retention & Destruction Policy. The motion was seconded by Director Penn. The floor was open for comments. The Board stated the Resolution should be emailed out to the homeowners. No additional comments were made. The motion was unanimously carried.

A motion was made by Director Penn to approve the Weidner & Associates bid for 2015 tax services in the amount of \$295.00. The motion was seconded by Director Hendel. The floor was open for comments. No comments were made. The motion was unanimously carried.

The Board tabled the DKB Disposal extra holiday trash pick-up addendum for discussion at the December Board of Directors meeting. No action was necessary.

The Board discussed pet waste in the community. No action was necessary.

The Board discussed specific emails for the Board Members and Director Hendel requested an email account be set up for him to use for all Solterra HOA Board Member issues. No action was necessary.

ADJOURNMENT

There being no further information to discuss, a motion was made by Director Hendel to adjourn the meeting at 7:41pm. 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 June 23, 2015 at the Retreat.