

SOLTERRA HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 30, 2019

OPEN FORUM

Homeowners were present to discuss artificial turf and the mine adjacent to the property.

CALL TO ORDER

The meeting was called to order at 6:03pm at the Retreat at 15260 W. Evans Avenue, Lakewood, CO. Directors Carro, Hendel, Petitt, and Tucker were present. Director Robbins had an excused absence. Also present was Mrs. 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 Hendel to keep the Board positions the same as they were for 2018. The motion was seconded by Director Petitt. The floor was open for comments. No comments were made. The motion was unanimously carried.

APPROVAL OF MINUTES

A motion was made by Director Carro to approve the minutes from the October 23, 2018 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 for the period ending October 31, 2018 through November 30, 2018. The motion was seconded by Director Carro. The floor was open for comments. No comments were made. The motion was unanimously carried.

A motion was made by Director Hendel to move \$50,000.00 from Operating to and Operating Savings account. The motion was seconded by Director Petitt. The floor was open for comments. No comments were made. The motion was unanimously carried.

LEGAL UPDATES

Collection Status Report: No Current Collections

MANAGEMENT ITEMS

The Board reviewed the homeowner correspondence regarding dog waste signs that homeowners have placed with their tree lawn. The Board stated there is no need to enforce these types of signs given their purpose. A motion was made by Director Hendel to not enforce these types of signs. The motion was seconded by Director Petitt. The floor was open for comments. No comments were made. The motion was unanimously carried.

UNFINISHED BUSINESS

The Board discussed the community Declaration Amendment. The Board was informed that the vote did not pass. A motion was made by Director Petitt to send a general notice to all owners stating that artificial turf is not allowed per the Declarations, any owner who has artificial turf currently installed without approval will need to submit a new plan removing the turf no later than May 1, 2019 and have the new landscaping installed by September 1, 2019. The motion was seconded by Director Hendel. The floor was open for comments. No comments were made. The motion was unanimously carried.

NEW BUSINESS

The Board reviewed the correspondence regarding RV parking at 5595BA. After review the Board motioned to continue enforcement as the vehicle is considered a recreational vehicle and should either be stored at an offsite facility, or on the owner's property. The recreational vehicle should not be parked/stored within the community parking.

A motion was made by Director Petitt to approve the non-retainer 2019 legal service agreement with Altitude Law. The motion was seconded by Director Hendel. The floor was open for comments. No comments were made. The motion was unanimously carried.

ADJOURNMENT

There being no further business to discuss, a motion was made to adjourn the meeting at 7:06 pm. The motion was seconded. The floor was open for comments. No comments were made. The motion was unanimously carried.