

SOLTERRA HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 17, 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 5:37 pm at the Retreat at 15260 W. Evans Avenue, Lakewood, CO. Directors Carro, Hendel, were present in person. Director Pettis and Jack were present via telephone. Also present was Mrs. Heinze with Overlook Property Management.

A motion was made accept the resignation of Shannon Robbins by Director Carro. The motion was seconded by Director Hendel. The motion was seconded by Director Hendel. The floor was open for comments. No comments were made. The motion was unanimously carried.

The Board discussed the open positions on the Board. Director Carro stated the developer would be turning over their positions early and would resign their positions prior to the Annual Meeting. Therefore, there would be no appointments to the board by the current board.

CONFLICT OF INTEREST

The Board stated there was no conflict of interest.

APPROVAL OF MINUTES

A motion was made by Director Carro to approve the minutes from the January 30, 2019 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 December 31, 2018 through July 31, 2019. The motion was seconded by Director Carro. The floor was open for comments. No comments were made. The motion was unanimously carried.

LEGAL UPDATES

Collection Status Report: No Current Collections

The Board reviewed the delinquent owners report- No action was necessary.

MANAGEMENT ITEMS

The Board reviewed the correspondence regarding the hydraulic fluid leak from a Pro Disposal trash truck in February 2019. No action was necessary.

Ms. Heinze discussed that the \$50,000.00 transfer was not done. A motion was made by Director Hendel to hold all transfers as of now. The motion was seconded by Director Carro. The floor was open for comment; no comments were made. The motion was unanimously carried.

Signature Cards – Ms. Heinze stated she would wait to complete the new signature cards until the new board was elected at the Annual Meeting.

UNFINISHED BUSINESS

No new Items at this time.

NEW BUSINESS

Ms. Heinze reviewed the 2020 Draft Budget. The board provided comments and asked that Ms. Heinze update it and called for a vote via email.

A motion was made by Director Hendel to revise the Fine and Enforcement Policy to amend the fine schedule to a 10 day notice across the board with a fines of \$100 and then \$200. The motion was seconded by Director Carro. The floor was open for comments, an owner asked for clarification. The motion was unanimously carried.

A motion was made by Director Hendel to resend the Declaration Amendment to remove the certified mailing requirement. The motion was seconded by Director Carro. The floor was open for comments. No comments were made. The motion was unanimously carried.

The Board review the homeowner correspondence 1-5 regarding covenant enforcement;

A motion was made by Director Hendel to waive the covenant violation for correspondence number one with no legal action. The motion was seconded by Director Carro. The floor was open for comments. No comments were made. The motion was unanimously.

A motion was made by Director Hendel to waive the covenant violation for correspondence number two with no legal action. The motion was seconded by Director Carro. The floor was open for comments. No comments were made. The motion was unanimously.

A motion was made by Director Hendel to waive the covenant violation for correspondence number three with no legal action. The motion was seconded by Director Carro. The floor was open for comments. No comments were made. The motion was unanimously.

A motion was made by Director Hendel to waive the covenant violation for correspondence number four with no legal action. The motion was seconded by Director Carro. The floor was open for comments. No comments were made. The motion was unanimously.

After review of correspondence number five the Board ask to set up a hearing with the owner.

A motion was made by Director Hendel to proceed with the covenant violation regarding the barking dog's complaint. The motion was seconded by Director Petitt. The floor was open for comments. No comments were made. The motion was unanimously.

Ms. Heinze reviewed the documents that Pro Disposal was bought by Waste Connections.

ADJOURNMENT

There being no further business to discuss, a motion was made to adjourn the meeting at 7:11 pm. The motion was seconded. The floor was open for comments. No comments were made. The motion was unanimously carried.