

SOLTERRA HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MAY 11, 2021

OPEN FORUM

There were no open forum items.

CALL TO ORDER

The meeting was called to order at 4:05 pm via a Zoom call. Directors Dominic, Gregory, Smith, and Nagel were present. Director Pries had an excused absence. Also present was Ms. Heinze with Overlook Property Management.

CONFLICT OF INTEREST

Director Dominic stated he was on the District board.

APPROVAL OF MINUTES

A motion was made by Director Smith to approve the minutes from the February 9, 2021 Board of Directors meeting. The motion was seconded by Director Dominic. The floor was open for comments. No comments were made. The motion was unanimously carried.

FINANCIALS

A motion was made by Director Dominic to approve the financials for January 2021, February 2021, and March 2021. The motion was seconded by Director Smith. The floor was open for comments. No comments were made. The motion was unanimously carried.

LEGAL UPDATES

Collection Status Report-The Board reviewed the collection status report. No action was needed.

MANAGEMENT ITEMS

A motion was made by Director Dominic to send the owner with violations regarding unapproved items to the attorney. The motion was seconded by Director Nagel. The floor was open for comments. No comments were made. The motion was unanimously carried.

A motion was made by Director Gregory to send the owner who has yet to complete the back yard to the attorney in 10 days if it has not been completed. The motion was seconded by Director Nagel. The floor was open for comments. No comments were made. The motion was unanimously carried.

The board reviewed the homeowner correspondence and discussed the language surrounding storage containers.

The Board discussed homeowner correspondence. No action was taken.

UNFINISHED BUSINESS

There was no unfinished business on the agenda.

NEW BUSINESS

Ms. Heinze presented the Crime and Fidelity policy for renewal. A motion was made by Director Dominic to approve renewal. The motion was seconded by Director Smith. The floor was open for comments. No comments were made. The motion was unanimously carried.

The board reviewed the draft of the transition audit. A motion was made by Director Smith to approve the audit. The motion was seconded by Director Dominic. The floor was open for comments. No comments were made. The motion was unanimously carried.

Ms. Heinze stated the tax returns should be in soon. A motion was made by Director Gregory to approve the taxes for signature so long as Director Dominic and Smith review and approve them. The motion was seconded by Director Nagel. The floor was open for comments. No comments were made. The motion was unanimously carried.

Ms. Heinze reviewed the new Colorado Laws surrounding AstroTurf and signs/flags. She stated she will work with the ALRC and The DRB.

ADJOURNMENT

There being no further business to discuss, a motion was made to adjourn the meeting at 5:12pm. The motion was seconded. The floor was open for comments. No comments were made. The motion was unanimously carried. The next meeting will be May 11, 2021 at 4pm via Zoom.