

SOLTERRA HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
OCTOBER 12, 2021 -VIA ZOOM

OPEN FORUM

The homeowners present did not have any questions or comments.

CALL TO ORDER

The meeting was called to order at 4:11 pm via Zoom call. Directors Dominic, Smith, Gregory, Pries were present. Director Nagel was absent prior to management items discussion. Also, present Ms. Heinze with Overlook Property Management.

CONFLICT OF INTEREST

Director Dominic stated that he was also on the District Board.

APPROVAL OF MINUTES

Director Dominic made a motion to approve the August 10, 2021 minutes. Director Smith seconded the motion. The floor was open for comments. No comments were made. The motion unanimously carried.

FINANCIALS

Director Dominic made a motion to approve the July and August, 2021 financials as presented. Director Smith seconded the motion. The floor was open for comments. No comments were made. The motion unanimously carried.

LEGAL UPDATES

There are no open legal accounts

MANAGEMENT ITEMS

Ms. Heinze updated the Board on the current state laws. She discussed the Inspection of Records Policy that had to be updated. The board will review and vote via email.

Ms. Heinze reviewed the tree inspections.

UNFINISHED BUSINESS

The board discussed ratifying and supplemental inspections.

NEW BUSINESS

The board discussed the 2022 Budget. Ms. Heinze stated the expenses were greater than the income so the Board needed to decide if they would like to use carryover or increase the assessment. Upon final discussion as motion was made by Director Dominic to use carryover and keep the 2022 assessment at \$190 a year. Director Nagel seconded the motion. The floor was open for comments. No comments were made. The motion unanimously carried.

The board also discussed 2021 Annual meeting. The Annual meeting will have an election for 2 board positions and there will be a quorum requirement.

ADJOURNMENT

There being no further business to discuss. Director Dominic motioned to adjourn the meeting at 4:57pm. The motion was seconded by Director Nagel. The floor was open for comments. No comments were made. The motion was unanimously carried. The next meeting is scheduled for November 10, 2021 following the Annual Meeting.