

**SOLTERRA HOME OWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**February 22, 2023 –VIA Zoom - 4:00 pm**

**OPEN FORUM**

There were multiple owners on the call. There were questions on businesses at home and some District questions.

**CALL TO ORDER**

The meeting was called to order at 4:04 pm via Zoom call. Directors Dominic, Smith, Bissonnette and Gregory were present. Director Sims had an excused absence. 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 September 6, 2022, and November 9, 2022 minutes. Director Smith seconded the motion. The floor was open for comments. No comments were made. The motion unanimously carried.

**FINANCIALS**

Director Smith made a motion to approve the August – December 2022 financials as presented. Director Dominic 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.

DRB –David Firmin, the HOA attorney, stated DRB had asked to turn over the system to the HOA, however, they still wanted to have access to approve all design changes. He recommended they only have the right to comment. The DRB has not responded.

**MANAGEMENT ITEMS**

Homeowner Correspondence. Ms. Heinze reviewed an issue between neighbors regarding trees over the property lines. David Firmin stated the best way was for owners to work together.

Garage Sale – Ms. Heinze stated she was getting calls for information on the Garage Sale. Director Smith stated the realtor who usually sponsored it was moving and was trying to find someone else to run it.

**UNFINISHED BUSINESS**

Waste connections- The Board reviewed the letter from Waste Connections regarding the new fees per Colorado. The Board stated they were happy with Waste Connections.

**NEW BUSINESS**

2022 Taxes – A motion was made by Director Smith to approve the 2022 taxes prepared by Kent Beichle. The motion was seconded by Director Dominic. The floor was open for comments. No comments were made. The motion unanimously carried.

Ms. Heinze stated she would like to update the Enforcement Policy to remove the 7 days. She stated she did not believe it was cost effective. The Board agreed and asked her to get a draft to be reviewed.

**ADJOURNMENT**

There being no further business to discuss, Director Dominic moved to adjourn the meeting at 5:19pm. The motion was seconded by Director Smith. The floor was open for comments. No comments were made. The motion was unanimously carried. The next meeting is the Annual Meeting scheduled for May 9, 2023 at 4:00 pm via Zoom.