

SOLTERRA HOME OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

May 9, 2023 –VIA Zoom - 4:00 pm

OPEN FORUM

There were multiple owners on the call. There were questions on STRs and the rules regarding businesses in the home.

CALL TO ORDER

The meeting was called to order at 4:08 pm via Zoom call. Directors Dominic, Smith, Bissonnette, Gregory and Sims were present. Also, present Ms. Heinze with Overlook Property Management.

CONFLICT OF INTEREST

None.

APPROVAL OF MINUTES

Director Dominic made a motion to approve the February 22, 2023 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 January- March 2023 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.

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.

UNFINISHED BUSINESS

The board reviewed the STRs in the community again. A motion was made by Director Dominic to ask for an opinion letter on the current Declarations from Orten, Cavanagh Holmes and Hunt LLC. and approved to \$1000.00. The motion was seconded by Director Bissonnette. The floor was open for comments. No comments were made. The motion unanimously carried.

NEW BUSINESS

A motion was made to approve the amended Enforcement Policy by Director Dominic. The motion was seconded by Director Smith. The floor was open for comments. No comments were made. The motion unanimously carried.

ADJOURNMENT

There being no further business to discuss, Director Dominic moved to adjourn the meeting at 4:45 pm. 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 scheduled for August 8, 2023 at 4:00 pm via Zoom.