

SOLTERRA HOME OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

August 8, 2023 –VIA Zoom - 4:00 pm

OPEN FORUM

There were multiple owners on the call. There were questions on STRs, the new trash policy and the enforcement process.

CALL TO ORDER

The meeting was called to order at 4:22 pm via Zoom call. Directors Dominic, Smith, Bissonnette, and Sims were present. Director Gregory had an excused absence. Also, present Ms. Heinze with Overlook Property Management.

CONFLICT OF INTEREST

Director Bissonnette stated she was on the FRMD District 3 Board. Director Dominic stated that he was no longer on the District Board.

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

Ms. Heinze introduced Joseph Bucceri, with Orten Cavanaugh Holmes and Hunt, LLC. He reviewed his opinion on the STRs. The Board asked that he draft a friendly reminder to the community since owners are required to state the HOAs position on the City of Lakewood application.

UNFINISHED BUSINESS

The board stated the Declaration Amendment was not necessary at this time. A motion was made by Director Dominic to table the discussion until further notice. The motion was seconded by Director Bissonnette. The floor was open for comments. No comments were made. The motion unanimously carried.

Waste Removal Contract- A motion was made by Director Dominic to ratify the waste removal with Waste Connections. The motion was seconded by Director Bissonnette. The floor was open for comments. No comments were made. The motion unanimously carried.

Legal- Ms. Heinze stated the Board needed to clarify the legal contract fee choice. Upon final review a motion was made by Director Dominic to choose the Non-Retainer Fixed Fee choice. The motion was seconded by Director Smith. The floor was open for comments. No comments were made. The motion unanimously carried.

NEW BUSINESS

Ms. Heinze discussed the process of the 2024 budget. The Board determined that an extra meeting would be needed and it was scheduled for October 9, 2023 and then hold the Budget and Annual Meeting for November 14, 2023.

ADJOURNMENT

There being no further business to discuss, Director Dominic moved to adjourn the meeting at 4:52 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 October 9, 2023 at 4:00 pm via Zoom.