

SOLTERRA HOME OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

August 6, 2024 –VIA Zoom - 4:00 pm

OPEN FORUM

There were multiple owners on the call. There was a question in regard to fireworks set off by individual owners. The board informed the owners that they should contact the local authorities.

CALL TO ORDER

The meeting was called to order at 4:24 pm via Zoom call. Directors Meier, Smith, Bissonnette, Gregory and Sims were present. Also, present Ms. Heinze with Overlook Property Management.

CONFLICT OF INTEREST

There was no conflict of interest.

APPROVAL OF MINUTES

Director Bissonnette made a motion to approve the May 14, 2024 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 April – June 2024 financials as presented. Director Sims seconded the motion. The floor was open for comments. No comments were made. The motion unanimously carried.

LEGAL UPDATES

Ms. Heinze reviewed the attorney bid. A motion was made by Director Smith to be a non – retainer, fixed fee client. The motion was seconded by Director Bissonnette. No comments were made. The motion unanimously carried.

Ms. Heinze discussed the Corporate Transparency Act with the board again.

MANAGEMENT ITEMS

Ms. Heinze reviewed the homeowner correspondence. No action was necessary.

Ms. Heinze shared the email from Kara Mueller with the City of Lakewood. The HOA will now report any concerns on tree lawn trees to Kara and the City Forester. The city will then get with Code enforcement if needed.

UNFINISHED BUSINESS

Ms. Heinze stated the Corporate Transparency Act is still being forced upon HOA's. The board asked for a link to register.

NEW BUSINESS

Ms. Heinze reviewed the Collection Policy and stated she would have the late date amended. A motion was made by Director Smith to approve it, the motion was seconded by Director Gregory. No comments were made. The motion passed unanimously.

Ms. Heinze stated the 2025 budget would need to be finalized by October 8, 2024 meeting.

The board finalized the date for the Annual Meeting on November 12, 2024.

ADJOURNMENT

There being no further business to discuss, Director Bissonnette moved to adjourn the meeting at 5:01 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 8, 2024 at 4:00 pm via Zoom.