

SOLTERRA HOME OWNERS ASSOCIATION, INC. #

BOARD OF DIRECTORS MEETING #

October 8, 2024 –VIA Zoom - 4:00 pm# #

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OPEN FORUM #

The floor was open there were no comments made. #

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CALL TO ORDER #

The meeting was called to order at 4:03 pm via Zoom call. Directors Meier, Smith, Bissonnette, Gregory and Sims were present. #

Also, present Ms. Heinze with Overlook Property Management. #

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CONFLICT OF INTEREST #

There was no conflict of interest. #

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APPROVAL OF MINUTES #

Director Bissonnette made a motion to approve the August 6, 2024 minutes. Director Smith seconded the motion. The floor was open for comments. No comments were made. The motion was unanimously carried. #

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FINANCIALS #

Director Smith made a motion to approve the July - August 2024 financials as presented. Director Sims seconded the motion. The floor was open for comments. No comments were made. The motion was unanimously carried. #

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LEGAL UPDATES #

Ms. Heinze reviewed the attorney's 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 was unanimously carried. #

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

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MANAGEMENT ITEMS #

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

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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 Code enforcement if needed. #

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UNFINISHED BUSINESS #

There was no unfinished business. #

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NEW BUSINESS #

Ms. Heinze presented the 2025 Budget Draft she stated that the annual fees would need to be \$250 a year. She explained she did not anticipate there to be any carryover. A motion was made by Director Bissonnette to approve the presented budget the motion was seconded by Director Smith. No comments were made. The motion was unanimously carried. #

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ADJOURNMENT #

There being no further business to discuss, Director Bissonnette moved to adjourn the meeting at 4:38 pm. The motion was seconded by Director Smith. The floor was open for comments. No comments were made. The motion was unanimously carried. The Annual Meeting is scheduled for #