

**SOLTERRA HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
SEPTEMBER 28, 2015**

APPROVED

OPEN FORUM

Homeowners were present to discuss the following items: landscaping issues or questions, fence issues, and the website. All questions were answered by the Board.

CALL TO ORDER

The meeting was called to order at 6:37pm at the Retreat at Solterra at 15260 W. Evans Place, Lakewood, CO 80228. Directors McGinnis, Hendel, Penn and Savela were present. Director Warnick was removed from the Board by the Developer as he is no longer with the company. Also present was Ms. Heinze with Overlook Property Management

CONFLICT OF INTEREST

The Board stated there was no conflict of interest.

APPROVAL OF MINUTES

A motion was made by Director Hendel to approve the minutes from the June 23, 2015 Board of Directors meeting. The motion was seconded by Director Penn. The floor was open for comments. No comments were made. The motion was unanimously carried.

FINANCIALS

A motion was made by Director Savela to approve the financials from the periods ending May 31, 2015, June 30, 2015, July 31, 2015, and August 31, 2015. The motion was seconded by Director Hendel. The floor was open for comments. No comments were made. The motion was unanimously carried.

LEGAL UPDATES

No current collections. No action was necessary.

ARCHITECTURAL REPORT

The Board discussed the street trees and the explanation of the replacement process. No action was necessary.

The Board discussed the Design Review Board in further detail. No action was necessary.

MANAGEMENT ITEMS

The Board reviewed the Management Action Item Report. No action was necessary.

A motion was made by Director Penn to approve the Overlook Property Management contract renewal for management services for the Association. The motion was seconded by Director Savela. The floor was open for comments. No comments were made. The motion was unanimously carried.

NEW BUSINESS

A motion was made by Director Savela to approve the 2016 budget with homeowner assessments remaining at \$180.00 per year, contingent upon the net income amount being added into the trash disposal operating expenses to possibly cover additional community pick-ups. The motion was seconded by Director Hendel. The floor was open for comments. No comments were made. The motion was unanimously carried.

ADJOURNMENT

There being no further information to discuss, a motion was made by Director Savela to adjourn the meeting at 8:00pm. The motion was seconded by Director Hendel. The floor was open for comments. No comments were made. The motion was unanimously carried. The next meeting will be after the Annual Meeting, and the Annual Meeting is scheduled for October 20, 2015 at 6:30pm.