

**SOLTERRA HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**June 06, 2017**

**OPEN FORUM**

There were no open forum questions.

**CALL TO ORDER**

The meeting was called to order at 4:36 pm at the Retreat at 15260 W. Evans Avenue, Lakewood, CO. Directors Carro, Hendel, Robbins, Rothstein and Pettit were present. Also present was Ms. Heinze with Overlook Property Management.

**BOARD MEMBER APPOINTMENTS.RESIGNATIONS**

A motion was made by Director Pettit to ratify the Developer resignations and appointments as follows:  
Marc Savela resigned and Dave Carro was appointed to fill the role of President  
Myles McGinnis resigned and Shannon Robbins was appointed to fill the position of Treasurer  
Elizabeth Kay Marchetti resigned and Allison Rothstein was appointed to fill the position of Member at Large

**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 November 14, 2016 Board of Directors meeting. The motion was seconded by Director Marchetti. The floor was open for comments. No comments were made. The motion was unanimously carried.

**FINANCIALS**

A motion was made by Director Hendel to approve the financials for the period ending October 31, 2016 – April 30, 2017. The motion was seconded by Director Carro. The floor was open for comments. No comments were made. The motion was unanimously carried.

A motion was made by Director Hendel to repay Carma (Brookfield) back the \$22,971.00 listed on the HOA balance sheets. The motion was seconded by Director Pettit. The floor was open for comments. No comments were made. The motion was unanimously carried.

**LEGAL UPDATES**

Collection Status Report: No Current Collections

**MANAGEMENT ITEMS**

A motion was made by Director Hendel to ratify the Weidner & Associates 2016 Tax Agreement. The motion was seconded by Director Pettit. The floor was open for comments. No comments were made. The motion was unanimously carried.

Ms. Heinze reviewed a dog complaint. The board stated the owners should go through Code Enforcement and stated Ms. Heinze should inform them about the Lakewood City Application.

**NEW BUSINESS**

A motion was made by Director Hendel to approve the Pro Disposal trash service early renewal with the unlimited trash service option. The motion was seconded by Director Carro. The floor was open for comments. No comments were made. The motion was unanimously carried.

A motion was made by Director Carro to approve the Weidner & Associates 2017 Tax Contract. The motion was seconded by Director Rothstein. The floor was open for comments. No comments were made. The motion was unanimously carried.

**CC&R LOGS**

A motion was made by Director Hendel to have the attorneys create a trash enclosure resolution. The motion was seconded by Director Robbins. The floor was open for comments. No comments were made. The motion was unanimously carried.

The Board reviewed the homes at 2388LUW, 2188NILE, 5274AA, 2257JS and 5415AA that have artificial turf. The Board has requested that an agreement be made that the artificial turf be removed when the home sells. Ms. Heinze will check with the attorney.

The board asked Ms. Heinze to look into a Declaration amendment regarding artificial turf in the back yard only.

The board reviewed the concerns surrounding trash storage. A motion was made by Director Hendel to inform the owner the trash must be in an enclosed area and that a submittal needs to be submitted to the DRB. The motion was seconded by Director Robbins. The floor was open for comments. No comments were made. The motion was unanimously carried.

No Landscape Submittals-The board told Ms. Heinze to continue with the violations for the owners that have not submitted their landscape plans for approval.

#### **ADJOURNMENT**

There being no further business to discuss, a motion was made to adjourn the meeting at 5:54pm. The motion was seconded. The floor was open for comments. No comments were made. The motion was unanimously carried. The next meeting will be held September 7, 2017.