

SOLTERRA HOME OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 10, 2026 –VIA Zoom - 4:00 pm

OPEN FORUM

The floor was open and homeowners had no comments.

CALL TO ORDER

The meeting was called to order at 4:07 pm via Zoom. Directors Naidu, Smith, Hansen, and Sims were present. Director Meier was absent. Also, present Ms. Heinze with Overlook Property Management.

CONFLICT OF INTEREST

There was no conflict of interest.

APPROVAL OF MINUTES

Director Smith made a motion to approve the October 7, 2025 and November 11, 2025 minutes. Director Clyne seconded the motion. The floor was open for comments. No comments were made. The motion was unanimously carried.

FINANCIALS

Director Smith made a motion to approve the September – December 2025 Financials as presented. Director Clyne seconded the motion. The floor was open for comments. No comments were made. The motion was unanimously carried.

LEGAL UPDATES

A motion was Made by Director Smith to approve the attorney engagement letter with Orten Cavanagh Holmes and Hunt as a non – retainer client. Director Naidu seconded the motion. The floor was open for comments. No comments were made. The motion was unanimously carried.

MANAGEMENT ITEMS

Ms. Heinze went over the website discussion the board decided to move forward with creating a website for the HOA using the current portal.

Ms. Heinze updated the board on the General Administration line item in the budget.

UNFINISHED BUSINESS

There were no unfinished business items to discuss.

NEW BUSINESS

A motion was Made by Director Naidu to approve of the Audit portion of the proposal as the board had previously approved the tax portion through Mountain Capital CPA PC. Director Clyne seconded the motion. The floor was open for comments. No comments were made. The motion was unanimously carried.

Committee Appointments – Ms. Heinze stated the A/LRC had opening due to resignations and multiple owners were interested in serving. The board asked for more time to review the candidates and then they would make the appointments.

EXECUTIVE SESSION

There was no Executive Session needed.

ADJOURNMENT

There being no further business to discuss, Director Clyne moved to adjourn the meeting at 4:35pm. 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 to be held on May 12, 2026