

SOLTERRA HOME OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 11, 2026 –VIA Zoom - 4:00 pm

OPEN FORUM

The floor was open and an owner had questions in regards to the Google Fiber being installed in the Public Right of Ways through Lakewood. Ms. Heinze will email the community the information she found online.

CALL TO ORDER

The meeting was called to order at 4:16 pm via Zoom. Directors Clyne, Meier and Smith were present. Director Naidu had an excused absence. Also, present Ms. Heinze with Overlook Property Management.

CONFLICT OF INTEREST

There was no conflict of interest.

APPROVAL OF MINUTES

Director Clyne made a motion to approve the May 12, 2026 minutes, as corrected adding Director Clyne was in attendance. Director Smith seconded the motion. The floor was open for comments. No comments were made. The motion was unanimously carried.

FINANCIALS

Ms. Heinze reviewed the financials. Director Meier made a motion to approve the April – June 2026 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

Ms. Heinze reviewed the email from the attorney regarding the open violation. The Board directed Ms. Heinze to tell them to proceed as they are legally able to.

MANAGEMENT ITEMS

Ms. Heinze reviewed the homeowner concerns and the attorney responses. Director Smith thanked Director Meier for his response.

Ms. Heinze explained the Design Review Board (DRB) was now homeowner controlled and the Board had appointed Peggy Waterman, Pete Hendel and Barbara Lillo.

DRB UPDATE

Ms. Heinze stated on advice of the HOA attorney she has added a list of DRB applications and approvals. No action is necessary.

UNFINISHED BUSINESS

Ms. Heinze reviewed a few of the community requests with the HOA attorney. The attorney suggested that only items within the HOA scope of the governing documents be addressed by the HOA board.

NEW BUSINESS

Ms. Heinze presented the insurance proposal. She stated that she confirmed with the broker that members of the Design Review Board were insured. A motion was made by Director Smith to stay at the higher umbrella and approve the proposal as submitted. Director Meier seconded the motion. The floor was open for comments. No comments were made. The motion was unanimously carried.

A motion was made by Director Meier to dissolve the ALRC Committee due to the fact that the DRB is now owner controlled. The motion was seconded by Director Smith. The floor was open for comments. No comments were made. The motion was unanimously carried.

EXECUTIVE SESSION

There was no Executive Session needed.

ADJOURNMENT

There being no further business to discuss, Director Smith moved to adjourn the meeting at 4:50 pm. The motion was seconded by Director Meier. The floor was open for comments. No comments were made. The motion was unanimously carried. The next meeting to be held on October 13, 2026.