

SOLTERRA HOME OWNERS ASSOCIATION, INC. #

BOARD OF DIRECTORS MEETING #

February 11, 2025 –VIA Zoom - 4:00 pm# #

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OPEN FORUM #

The floor was open there were no comments. An owner had a question in regards to political signs. The Board explained the HOA rules that are in compliance with the Colorado Laws. #

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CALL TO ORDER #

The meeting was called to order at 4:13 pm via Zoom call. Directors Meier, Smith, Naidu, Hansen 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 Smith made a motion to approve the October 8, 2024 minutes. Director Hansen seconded the motion. The floor was open for comments. No comments were made. The motion was unanimously carried.

Director Smith made a motion to approve the December 12, 2024 with the correction of the spelling of Director Hansen minutes. Director Hansen 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 September- December 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 presented some additional information from the attorney's office on their fees.

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MANAGEMENT ITEMS

There were no additional items to report. #

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UNFINISHED BUSINESS #

Solterra Magazine – Director Meier stated he would like the boards help in creating articles for the Solterra Magazine. Ms. Heinze stated the articles she could contribute would be on architectural, covenant violations and trash.

Collection Policy – Ms. Heinze reviewed the policy. A motion was made by Director Smith to approve the policy. Director Naidu seconded the motion. The floor was open for comments. No comments were made. The motion was unanimously carried. #

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NEW BUSINESS

Ms. Heinze explained why the HOA had to file Federal and State taxes and reviewed the bid from Mountain Capital CPA. A motion was made by Director Smith to approve the \$300.00 bid. The motion was seconded by Director Hansen. The floor was open for comments. No comments were made. The motion was unanimously carried. #

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ADJOURNMENT #

There being no further business to discuss, Director Meier moved to adjourn the meeting at 4:35pm. The motion was seconded by Director Hansen. The floor was open for comments. No comments were made. The motion was unanimously carried. The next meeting is scheduled for May 13, 2025 at 4:00 pm via Zoom. #