

**Sol y Lomas Board Meeting
January 9, 2017
Casey Clendenin's Home**

Board Members Present: Casey Clendenin, President; Susan Orth, Vice-President; Jackie Dulle, Secretary; Judy Montano, Treasurer; Lynn Day, Dave Steinkraus and Rollin Whitman

CALL TO ORDER

Susan called the meeting to order at 1 p.m.

MINUTES

Jackie reported the minutes of the last two Board meetings held on October 17, 2016 and October 28, 2016 had been approved via e-mail and are posted on the web site: www.solylomashoa.org

TREASURER'S REPORT

Judy reported the bank balance for the Association on January 7th was \$5,129.84. Susan turned in additional deposits from 110 Calle Palomita in the amount of \$125 (\$50 transfer fee and \$75 back dues) and from 10 General Sage \$40 (dues). There were additional debits for Association expenses submitted to Judy by Board members.

OLD BUSINESS

UNIT 4 COVENANTS

The revised Covenants for Unit 4 were approved by seven of the eight lot owners in Unit 4. A copy of the approved and recorded Covenants was e-mailed to all Unit 4 residents. It was noted that number 7.3 is missing in the Unit 4 Covenants. This occurred when two sections were combined and the numbering was not corrected. There is nothing missing in the revised Covenants. Furthermore, it was noted that number 7.3 is also missing in the renewed Covenants for Units 1 and 2.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

133 West Zia – Shed - a Tuff shed has been erected on the right side fence line of the property, approximately ½ way back, and is visible from the street; Rollin will make contact with the owner and confirm the project is finished and will see that an approval letter from the Board is sent.

107 Placita Halcon – Screening of Motor Home - David, an affected neighbor, reported that the owner has signed an agreement to put up a fence to screen the Motor Home, but that it was not expected to be done until warmer weather. There has been some discussion on payment for the screen by affected neighbors, but Casey plans to write a letter stating the financial responsibility for the screen should be the owner's. David agreed to pursue this matter and Rollin offered to be of assistance.

108 Placita Halcon – Casey reported the owners are planning to do some revisions to the property and preliminary plans are expected.

BY-LAWS

The question of presenting revised By-Laws at the upcoming Annual Meeting was raised. It was decided to delay the matter until later.

WELCOME BASKETS

Casey asked for help in delivering welcome baskets to several new Sol y Lomas residents and to obtain contact information if that had not been already received.

NEW BUSINESS

E-MAIL INFORMATION

Susan asked for volunteers to contact the 25 homeowners for whom we have no e-mail addresses. Volunteers stepped forward to obtain this information, if available, asap. The e-mail addresses will be used for sending information pertinent to the Annual Meeting, scheduled for Saturday, January 21, 2017. Additionally, a copy of the post card, mailed to all Sol y Lomas residents on Sunday, January 8, 2017 announcing the Annual Meeting, will be e-mailed.

Susan also reported having developed a new Transfer form on Google docs for the Association to obtain all the necessary information on incoming Sol y Lomas residents.

REMAINING COVENANT RENEWALS

UNIT 5 – must be renewed and recorded by 8/1/2017

UNIT 3 – must be renewed and recorded by 10/11/2017

UNIT 6 – must be renewed and recorded by 4/1/2020

It was decided to use the recently renewed Unit 4 Covenants as a template for the remaining Covenants to be renewed.

ARC

35 General Sage – Casey reported she had written a letter to the owner complimenting her on the new addition to the property but reminded her that in the future such exterior changes needed to be submitted to the ARC for approval pending construction.

113 Zia Road – Susan reported the sighting of a new structure with a pitched roof in the yard at this property and noted no plans had been submitted to the ARC for review and approval. The new structure is not visible from the street but is from the arroyo.

OLD PECOS TRAIL (OPT)

Casey reported having attended meetings regarding the safeguarding of OPT, together with representatives from SENA and ACSyL. She suggested Sol y Lomas needs to pay attention to this matter to preserve this remaining scenic entrance into Santa Fe. There are 4.8 acres (two parcels) of land on OPT that are up for sale, which are causing much concern among some residents.

Casey also reported that Reese Fullerton had facilitated a series of these OPT meetings, and to date has not been paid. It was agreed that our HOA would share his costs, after the other participating groups had paid their shares.

PROPOSED HOA BUDGET FOR 2017

With discussion, the following was suggested:

Director’s Insurance	\$1,247.00
Covenant Revision Legal Fees	2,000.00
Annual mailings/Units 3 and 5 covenants	1,500.00
Website Cost	150.00
Annual Meeting	100.00
P.O. Box Rental	82.00
Reserves	<u>1,500.00</u>
	\$6,589.00

Casey will write a President’s letter, to accompany the Agenda for the Annual Meeting, the Financial Report for 2016, and the Proposed Budget for 2017, which Susan will e-mail to the Sol y Lomas residents prior to the **ANNUAL MEETING SCHEDULED FOR SATURDAY, JANUARY 21, 2017 AT 10 A.M. AT THE UNITED CHURCH OF SANTA FE, 1804 Arroyo Chamiso Road.**

PROPERTY SALES IN SOL y LOMAS

Susan reported 16 houses sold in Sol y Lomas during 2016.

NEXT BOARD MEETING

Will be determined later.

ADJOURNMENT

Meeting adjourned at 2:30 p.m.

Submitted by Jackie Dulle, Secretary