

**Sol y Lomas Board Meeting
November 17, 2015
Casey Clendenin's Home**

Board Members Present: Casey Clendenin, President; Susan Orth, Vice-President; Judy Montano, Treasurer; Lynn Day, Nina Dougherty and Rollin Whitman

CALL TO ORDER

Casey Clendenin called the meeting to order.

MINUTES

The minutes of the Board meeting held on August 25, 2015 were approved via e-mail and are posted on the Sol y Lomas web site.

TREASURER'S REPORT

The current Association bank balance is \$4,190.40.

OLD BUSINESS

Dues Payment

Judy Montano reported sporadic dues payments continue. Two thirds of all homeowners have paid their dues, a higher rate than in many past years.

A decision was made not to spend money on postage and paper on reminders at this time. Non-payers will receive a note along with the next community-wide dues notification.

Transfer Fees

Despite efforts to let realtors know Sol y Lomas HOA has a transfer fee of \$50.00 when houses in Sol y Lomas are sold, only two of six homes sold in the HOA area of Sol y Lomas paid the transfer fee in Calendar Year 2015.

Plan to Address this: Susan Orth will continue her work with realtors and will additionally contact title companies when sales in the HOA are pending.

Architectural Review Committee (ARC)

-Suazo addition. 2115 Calle Azulejo

Inactive: Rollin Whitman will be checking periodically to monitor any activity on this project.

-Thornburg shed. 136 West Zia Road

Complete: Neighbors signed off on the proposed shed to be erected inside the walls and the project is finished. ARC has had no complaints.

-DiJanni remodel. 2114 Calle Tecolote

Sale of property pending: The variance requested by the owner was signed off on by five adjoining neighbors and so was approved by the Board.

The homeowner's request for an exception to the HOA guidelines requiring a 30-day post of the variance request on the Soly Lomas website was voted down 4-2.

-Ipiotis remodel. 109 Calle Paisano.

Active: Neighbors have signed off and work is progressing,

-motorhome. 107 Placita Halcon

Inactive: The motor home has been moved. Nina Dougherty will write a letter welcoming the Hollises to Soly Lomas and thank them for their compliance with the covenants related to motor homes.

-Feldman-business vehicles - rental

The vehicles have been moved. If they reappear, Rollin Whitman will contact the property owner re: relevant covenants and a plan of action for the renters.

-Ives Cloudstone flood wall.

Inactive: Rollin Whitman delivered a neighborhood sign off sheet last summer and has not heard back from the lot owners.

Welcome Committee

Casey presented an updated letter of welcome and two prototypes (a bag and a basket) for a welcome gift of New Mexico products. The letter of welcome was approved. She and Mary Maes will continue coordinating the project.

Cloudstone Corridor

While not a legal responsibility of the HOA, drainage concerns along the Cloudstone Arroyo continue, especially for HOA residents whose private property includes the arroyo. Casey Clendenin and Judy Montano developed a list of all lot owners on the arroyo to share among interested parties. Casey will distribute the list along with the information of a riparian repair expert, Steve Carson, [505.455.0012](tel:505.455.0012) or [505.470.3542](tel:505.470.3542), rangehands@gmail.com

New Business:

The Board voted unanimously to release Joseph Kraus from his position on the Board of Directors. New members can join the Board.

The Annual Meeting is scheduled for 10AM, Saturday, January 23, 2016. Jackie Dulle will make arrangements for the meeting to be held at the United Church of Santa Fe. Homeowners will be notified by e-mail. Lot owners without e-mail will receive a postcard. Board members will call to get e-mails from homeowners they know.

Covenant renewal schedule:

2016 Unit 4

2017 Units 3 & 5

2019 Unit 6

Next Meeting

MONDAY, JANUARY 4TH @ 1PM.

ADJOURNMENT

The meeting was adjourned.

Submitted by Nina Dougherty