

**Sol y Lomas Board Meeting
April 8, 2016**

Board Members Present: Casey Clendenin, President; Susan Orth, Vice-President; Jackie Dulle, Secretary; Judy Montano, Treasurer; Nina Dougherty, Erika Spallitta, and Rollin Whitman

CALL TO ORDER

Casey called the meeting to order at 10:02 a.m.

MINUTES

The minutes of the Board Meeting held on March 7, 2016 were approved via e-mail and are posted on the Sol y Lomas web site.

TREASURER'S REPORT

Judy reported the current balance for the Association is \$7,999.19.

OLD BUSINESS

Old Pecos Trail (OPT) Corridor

Casey reported she had not been active recently with this group but intends to renew her efforts with it. She did report, however, that she registered Sol y Lomas as an HOA with the City and that it will be shown on a City map. Casey noted Sol y Lomas is surrounded by the ACSyL Neighborhood Association which is quite active.

Welcome Committee

Casey reported the Welcome Committee is up and running. Diane MacInnes has been a big help in obtaining material such as maps and other literature to add to the welcome packets. This together with a file with HOA material, sopapilla mix and honey made within Sol y Lomas makes for a nice packet. Multiple packets have been distributed to date.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Ipiotis addition, 109 Calle Paisano – sign-offs from neighbors were obtained; Susan will check to see if the approval letter was sent; if not, it will be.

Gardner shed, 133 W. Zia – Rollin and Susan met with the Gardners and they have not been back in contact with ARC.

137 Ridgecrest – The Sullivans requested a variance on their existing carport. It is encroaching on the front and side setbacks. The property was under contract to close and the Title Company needed a variance in writing from the Sol y Lomas HOA to clear title for the new buyers. Royal Jackson, the previous property owner, stated that he requested and received said variance prior to the construction of the carport from Douglas Maahs of the Sol y Lomas HOA, ARC. The variance was signed by Casey and the property subsequently closed.

COVENANTS UPDATE

Casey moved the Board seek the help of real estate lawyer Karl Sommer on the Covenant revisions for Units 3, 4, 5, 6 which will be similar to the revisions for Units 1 and 2. Judy seconded the motion which passed unanimously.

Casey moved that the Board also seek advice on, and a standard format for, variances from Karl Sommer. Susan seconded the motion which passed unanimously.

NEW BUSINESS

BY-LAWS UPDATE

Casey reminded the Board members of our need to revise the By-Laws. Casey moved to speak to Karl Sommer about the revision of the By-Laws. Susan seconded the motion which passed unanimously.

ARC

113 Sol y Lomas Drive –The home is built into the 50 foot West setback line. The sellers, the Warners, have requested a variance be given by the Sol y Lomas HOA, ARC. Susan communicated to the Title Company that we will sign the variance once we receive the paperwork to review and approve.

Hollis, 107 Placita Halcon

Motorhome – the motorhome has not been moved as promised, continues to block the views of the neighbors, and has become a major irritation in the neighborhood. Jack Huberman, a neighbor, has offered to talk to the Hollises. It is hoped an acceptable solution such as moving the motorhome to a different location on the property, screening it, or moving it to a storage location can be achieved. Casey will wait until hearing back from Jack before approaching them.

Casita – plans are being made to build a 1,100 sq. ft. casita with an attached garage of 264 sq. ft. on the property. Nina checked with the City and was informed the casita cannot exceed 1,500 sq. ft. So even with the garage the square footage is still within the allowed limit. However, there may be only one garage on the property so the new garage to be attached to the casita is non-conforming under the Unit 5 Covenants. A variance will need to be requested by the Hollises and presented to the ARC. In addition, the casita plans call for it to be 5 ft. within the 35 ft. setback so a variance will also be required for that. After discussion, it was decided to request approval of these variances via snail mail to the whole association.

NEXT MEETING

The next meeting will be held on Monday, May 9th at 1 p.m. at Casey's home.

ADJOURNMENT

Meeting adjourned at 11: 10 a.m.

Submitted by Jackie Dulle, Secretary