

**Sol y Lomas Board Meeting
July 18, 2016
Casey Clendenin's Home**

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

CALL TO ORDER

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

MINUTES

The minutes of the Board Meeting held on June 13, 2016 were approved via e-mail and are posted on the Sol y Lomas web site. Susan made a motion that once the draft minutes of Board meetings are sent to members via e-mail by Jackie, the Board members will have five days in which to respond with corrections and changes. After five days, a final copy of the minutes will be sent to each Board member and posted on the Sol y Lomas web site. Lynn seconded the motion, which passed.

TREASURER'S REPORT

Judy reported the current bank balance for the Association is \$5,051.52. There is a reimbursement for expenses due Casey and additional attorney charges expected. Casey stated she wanted to arrive at the associated costs for requesting a variance to the Covenants, including postcard printing and mailing, and fees for use of the United Church of Santa Fe and its custodian, if a special meeting needs to be called. These costs were itemized as follows: for two mailings, stamps \$55 x 2 = \$110; postcard printing \$20 x 2 = \$40; use of United Church \$50; Custodian \$50. Total costs \$250. Susan graciously donated the labels.

OLD BUSINESS

Disclosures/Transfers 2016 to date

- 2301 Calle Halcon**, Valiaka - Susan will check on this one
- 105 Placita Halcon**, Hunter to Karmiel – OK
- 25 General Sage**, Brown – sale is pending
- 111 Sol y Lomas**, Ferk to Unger – OK
- 137 Ridgecrest**, Sullivan to McGonagle – OK
- 130 General Sage**, Baca to Grey and Johnson – OK
- 2128 Calle Tecolote**, Ortega to Slaff – OK
- 113 Sol y Lomas**, Werner to Zone – OK
- 112 Calle Paisano**, DiJanni to McElvain – OK
- 2115 Calle Azulejo**, Suazo – under contract

Architectural Review Committee (ARC)

107 Placita Halcon, Hollis garage

There were three objections received to the request for a variance from the Covenants to build an attached, single car garage on the casita, making a second garage on the property. A special Association-wide meeting has been called for Saturday, July 23rd to discuss and vote on the issue. A 2/3 affirmative vote of the homeowners present at the special meeting will allow the variance request and the garage can move forward.

111 Sol y Lomas, Unger remodel/garage variance

A postcard was mailed to the HOA membership on June 16, 2016 requesting a variance from the Covenants to build a one car garage next to a guest house on the property. One objection to the request has been received. If by July 18, 2016 no more objections are received, the variance request will be approved, and the garage can move forward.

2322 Calle Halcon, Adams/Jacob remodel and perimeter fence

Susan explained that this large house had been unoccupied for months and was in need of great repair. The couple who purchased the property are doing an extensive interior remodel of the house and work on the yard, all of which are within the Covenant guidelines. The one item needing approval is a perimeter fence. They will be given the names of nearby neighbors to contact for signatures. Pending receipt of the neighbors' signatures, Casey moved that the fence be approved, Rollin seconded the motion, and it passed.

133 West Zia, Gardner shed

Susan reported that Cleve Gardner had had the morning coffee with interested neighbors and all had approved the plan for the shed. In addition, he had received two verbal approvals from neighbors via telephone. Susan sent him an ARC approval e-mail.

Covenant Update for Unit 4

Lynn and Erika had reviewed the proposed Covenants for Unit 4. The current Covenants will expire December 31, 2016. A suggestion was made to include a Sol y Lomas map showing the lots in the various Units. Casey suggested a map could be made part of the Welcome Packet for newcomers. Lynn stated some issues of concern included: the nuisance clause (having no definition of nuisance); clarity on, and need to update, the Articles of Incorporation; and use of Single Family terminology.

Susan offered to meet with Lynn and Erika to discuss additional concerns she has. That meeting was scheduled for Tuesday, July 26, 2016 at 10:30 a.m.

There was discussion on reviewing the Covenants for the other Units that will be expiring in the years ahead. That may be undertaken, but the primary focus at this time is to finalize revised Covenants for Unit 4 and get them distributed to the eight households in Unit 4. A meeting for the Unit 4 residents was tentatively scheduled for Saturday, September 10, 2016 at Casey's home, at which time the revised Covenants would be voted upon.

NEW BUSINESS

Proposed Revised Covenants for Units 3, 4, 5 and 6

Susan will e-mail the proposed revised Covenants from Karl Sommer's office to all Board members.

Special Meeting

A special meeting of the Homeowners Association has been called for Saturday, July 23, 2016 at 10 a.m. at the United Church of Santa Fe for discussing the request for a variance for the second Hollis garage at 107 Placita Halcon.

The agenda will include a Treasurer's Report and an explanation of the request and reason for the meeting by Casey, followed by discussion of those present. Then a vote will be taken on the request for the variance. Casey will prepare the agenda and ballots.

NEXT MEETING

The next Board meeting will be held on Friday, August 26, 2016 at 10:30 a.m. at Casey's home.

ADJOURNMENT

Meeting adjourned at 2:20 p.m.

Submitted by Jackie Dulle, Secretary