

**Sol y Lomas Board Meeting
October 17, 2016
Lynn Day's Home**

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

CALL TO ORDER

Casey called the meeting to order at 10:30 a.m.

PURPOSE OF MEETING

The purpose of the meeting is to revise the By-Laws, The Articles of Incorporation and Unit 4 Covenants. **Words that are typed in bold are changes or need some attention.**

REVISION OF THE BY-LAWS

ARTICLE I, Section 1. Name. The name of this Corporation is **the Sol y Lomas Homeowner Association.**

ARTICLE III, Section 1. Annual Meeting. The Annual Meeting of the members of this Corporation shall be held on **a date in January.....**(deleting the words on the third Tuesday of January).

ARTICLE III, Section 4. Notice of Meeting. Written notice stating the place, date and hour of any meeting of members shall be delivered personally or by mail **or e-mail** to each member, **and posted on the solylomashoa.org web site,** not less than seven (7) days prior to the date of such meeting.

ARTICLE III, Section 5. Quorum. Members holding **10% or fifteen (15) persons,** whichever is less, of the votes entitled to be cast on any matter to be voted upon, represented in person or by proxy, shall constitute a quorum at any Annual or Special Meeting. (deleting one-fifth (1/5) or fifty (50) persons).

ARTICLE III, Section 7. Manner of Acting. **Ask Karl Sommer, real estate attorney, to clarify this paragraph.**

ARTICLE IV, Sections 9, 11, 14 Can they be combined?

Section 14, E-mail and Conference Telephone Calls. Any (**delete emergency**) action required to be taken by the Board of Trustees may be taken through the use of **e-mail or** a conference call, if a majority of the Board but not less than four (4) Trustees, are participants in that **e-mail or** telephone call. **Add e-mail to the following two sentences in this paragraph.**

ARTICLE VIII, Section 2. Checks, Drafts, etc. All checks, drafts or orders for payment of money, notes or other evidences of **indebtedness issued** in the name of this Corporation.....

ARTICLE IX. Books and Records. **Ask Karl where and how the books and records are to be kept and for what time period. Add the solylomashoa.org web site as a repository.**

MOTION

Casey moved that the above determinations and questions regarding the revision of the BY-LAWS OF THE SOL Y LOMAS HOME OWNERS' ASSOCIATION be taken to Karl Sommer for consultation and review and a retyped copy as a draft be returned to the Board. Judy seconded the motion, which was unanimously passed.

REVISION OF THE ARTICLES OF INCORPORATION

ARTICLE I The name of the corporation should read: **the Sol y Lomas Homeowner Association** throughout the document. There was some sentiment that the name of the corporation as originally incorporated should be retained. Casey moved that the name be changed as noted above, Judy seconded the motion, which passed with five affirmative votes and 1 negative vote.

REVISION OF UNIT 4 COVENANTS

In the title, SUBDIVISION is misspelled.

RECITALS. C. Pursuant to Article VII, Section 2, of the Original Building Restrictions, this Resolution of Amended and Restated Building Restrictions was adopted by a vote of at least three fourths (3/4) of the members of **Unit 4 Sol y Lomas Homeowner Association (deleting on a meeting held on June __, 2016)** whereby the Original Building Restrictions,.....

ARTICLE 1.1 Defined Terms. As used herein, the capitalized terms below shall **be** defined as follows:
Delete “s” from Owners throughout the document.

“Lot” or “Lots” means and refers to the residential lots within the **subdivision as shown on the map included in these Covenants.**

Lower case Lots and Subdivision throughout the document.

ARTICLE 1.2 General Purpose. It is **the** general purpose of these Covenants.....

ARTICLE 3.1 Membership in Sol y Lomas Homeowner Association. All persons or corporations **delete (other than Sol y Lomas Homeowner Association).....**

ARTICLE 3.4 last sentence delete “the”....voted on at **the** any meeting....

ARTICLE 3.6 Inclusion of Additional Property. **Ask Karl Sommer to clarify this paragraph.**

ARTICLE 4.2 Approval by Architectural Review Committee. **Last sentence: A majority of the Board quorum** shall be required to change the decision of the Committee.

ARTICLE 4.3 Variances. **Modify the last part of the first sentence....(30)** days after the ARC shall have mailed or **e-mailed** a notice of such variance to each Member of the Association **and (delete or)** shall have posted notice of such variance on the Association website (the “Website”). **Delete the following sentence: Posting of such notice on the Website shall constitute good and sufficient notice to all Members of the Association. Modify the last sentence ...approved by a quorum of those attending....**

In our review, discussion skipped ahead to

ARTICLE 5.19 Setbacks. On all lots, no building including porches shall be so located that any part thereof shall be nearer than **thirty-five (35)** feet to the front lot line or nearer than **thirty-five (35)** feet to any side street line. **(Delete fifty (50) in both places.)**

ARTICLE 5.20 Size of Lots Required for Residential Construction. **Modify end of sentence:...**at the building setback line which is **thirty-five (35)** feet from the property line.

ADJOURNMENT

The review of these documents had taken 2 ½ hours. It was decided to adjourn the meeting and schedule another meeting to continue discussion on revision of the Unit 4 Covenants.

NEXT MEETING

The next meeting is scheduled for Friday, October 28, 2016 at Lynn Day’s home.

Submitted by Jackie Dulle, Secretary