

2016 ANNUAL MEETING
Sol y Lomas Homeowner Association
United Church of Santa Fe
January 23, 2016

Members Present: Casey Clendenin, Susan Orth, Jackie Dulle, Judy Montano, Nina Dougherty, Rollin Whitman, Bob and Peggy Zone, Florence Lloyd, David Neville, Erika and Joe Spallitta, Chris and Kancie Hollis, Amelia Hollis, Jack Huberman, Ben Whitehill, Kathy Elsberry, Byron Goldstein, Charlie and Lily O'Leary, Claire McKnight, Larry Clendenin, Thomas Stanford, Sherry Bendrickson, Kathryn Schepps, Cheryl Whitman, John Gibbs

CALL TO ORDER

Casey Clendenin, President, called the meeting to order at 10:05 a.m.

INTRODUCTION OF BOARD MEMBERS

Casey Clendenin, President; Susan Orth, Vice-President; Jackie Dulle, Secretary; Judy Montano, Treasurer; Nina Dougherty and Rollin Whitman

APPROVAL OF THE MINUTES FROM LAST ANNUAL MEETING 1/24/15

Moved by Jack Huberman and seconded by Claire McKnight. Motion carried.

2015 FINANCIAL REPORT

Judy Montano, Treasurer, reported the year began with a bank balance of \$1,648. Expenses, as detailed on the Financial Report for 2015, amounted to \$2,418.96. Dues were collected in an amount of \$4,775, transfer fees in an amount of \$150 and \$1.62 interest was earned, making total credits of \$4,926.69, leaving a balance of \$4,155.66 as of 12/31/15. Because of new deposits, the current bank balance is \$4,262.66 but there are some mailing expenses yet to be debited.

PROPOSED BUDGET FOR 2016

Judy presented a budget in an amount of \$2,885 for proposed expenses for 2016 with retaining our homeowner annual dues at \$40 as last year. If all lot owners (159) paid their dues, there would be \$6,360 but in reality only about 80% of the homeowners pay their dues.

Casey explained that the money from the transfer fees (\$50 per real estate closing on Sol y Lomas properties) is used to fund the Welcome Package for new Sol y Lomas residents. It was clarified that the Public Regulation Commission (PRC) fee of \$10 is an annual fee.

Jack Huberman moved for the approval of the proposed 2016 budget, which was seconded by Ben Whitehill. Motion carried.

OLD BUSINESS

Architectural Review Committee (ARC)

Casey reported there are three Board members on the ARC: Susan Orth, Nina Dougherty and Rollin Whitman. (Information re the ARC will be found below.)

Welcome Package

Casey explained that a new Board effort has been to create a Welcome Package for new Sol y Lomas residents. The package contains the following: local honey (from a Sol y Lomas resident) and sopapilla mix, as well as the following paperwork: a hello letter, a form requesting contact information for the household, a copy of the Unit Covenants for that particular property, and procedures and guidelines for the ARC as well as a sign-off sheet for the neighbors if the property owner undertakes an ARC project.

This led to a discussion on the workings of the ARC. It was noted that the process always goes better if the property owner talks to the neighbors at the beginning, to be sure the neighbors' views and privacy will not be compromised and before the City is approached with requests for permits, since the HOA's restrictions are more restrictive. A preliminary drawing of the project, with elevations, is suggested be sent to the ARC with the neighbors' sign-off. The ARC will normally visit the site within the week, so that process moves quickly. If later the City makes changes, the homeowner will need to get that information to the ARC.

Casey told of a case where a resident installed a huge solar array without any approval by the HOA, which caused a great deal of angst and hard feelings. But then she reported on a second case, in which there was early discussion and approval, and that installation went very well.

NEW BUSINESS

Covenant Update Schedule

Revised covenants for Units 1 and 2 were successfully passed in October, 2014 and can be found on the Sol y Lomas website. www.solylomashoa.org Casey reported that a first vote on these covenants failed. They were then re-worked and a second vote taken, which passed. It is hoped these covenants will be used for the revision of the covenants in the following units which expire as shown:

Unit 4 – July 2016

Units 3 and 5 – Spring 2017

Unit 6 – Fall 2019

Old Pecos Trail

Casey suggested all Sol y Lomas residents should be aware of the effort to maintain Old Pecos Trail entrance into Santa Fe as a scenic route. City Councilor Patti Bushee has a resolution to that effect on the table and Casey is asking for our support in this endeavor. Additionally, Casey showed a map of the Old Pecos Trail area, indicating a number of properties that are possibly up for sale and expanded developments. The question whether the Wurst property located on Old Pecos Trail was up for sale is to be researched.

Safety

Bob Zone made a plea that runners/walkers should wear reflectors and/or light-colored clothing during the dark hours for their own safety in the neighborhood. He suggested low-cost reflectors could be handed out by the HOA. The suggestion was made to add them to the Welcome Package.

Next Door Neighbors

A report of the seemingly abandoned car at Zia and Old Pecos Trail was made and it was stated the car was to be moved by its owner, probably this weekend. It was suggested residents might want to join Next Door Neighbors, a web site that addresses such issues: <https://solylomas.nextdoor.com>.

Morningstar Senior Living Project

This project was not approved. However, an appeal is still possible.

Cloudstone Arroyo Corridor

Casey reported she had made a list of all the homeowners along the Cloudstone arroyo and hoped they would band together and work on the riparian part of the problem so as to avoid the bad flooding experienced by a number of homeowners this past year. Chris Hollis reported knowing the City Manager, who lives nearby on Old Arroyo Chamiso, and suggested he could possibly be of help in the matter.

Road Issues

Jack Huberman encouraged residents to call the City Streets Division (955-3000) to report unsafe wintry road conditions and potholes.

Election of Board Members

Casey asked for volunteers who would be willing to join the Board. Erika Spallitta responded. The proposed slate of Board members is as follows:

President: Casey Clendenin

Vice-President: Susan Orth

Secretary: Jackie Dulle

Treasurer: Judy Montano

At Large Members: Lynn Day, Nina Dougherty, Erika Spallitta, and Rollin Whitman

Jack Huberman moved that this slate be approved. Chris Hollis seconded the motion, which carried.

There is one additional opening on the Board.

ADJOURNMENT

Casey adjourned the meeting at 11 a.m.

Submitted by Jackie Dulle, Secretary