

**SPECIAL MEETING**  
**Sol y Lomas Homeowner Association**  
**United Church of Santa Fe**  
**Saturday, July 23, 2016**

**Members Present:** Casey Clendenin, President; Susan Orth, Vice-President; Jackie Dulle, Secretary; Judy Montano, Treasurer; Lynn Day, Erika Spallitta, Rollin and Cheryl Whitman, Florence Lloyd, William and Carolyn Stone, Mary Eastburn, David Steinkraus, Susan McKee, Sean Weiner, Carolyn Whitehill, William Morris, Jeanie and Burt Karmiel, and Dorothy Fitch

**CALL TO ORDER**

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

**MINUTES**

Casey reported the minutes of the last Annual Meeting held on January 23, 2016 are posted on the web site: [www.solylomashoa.org](http://www.solylomashoa.org)

**TREASURER'S REPORT**

Treasurer Judy Montano reported the bank balance for the Association is \$4,893.52.

**REQUEST FOR VARIANCE**

Casey explained that all the covenants for the Sol y Lomas Units 1-6 stipulate one garage per property. In May there was a request for a variance to build a second garage, attached to the casita on the property located at 107 Placita Halcon and a postcard was mailed to the entire HOA membership asking if there were any objections. Three objections were lodged against the variance request, and this special meeting had to be called so the matter could be voted upon. Casey further explained that the property owners wanted to build the attached garage to the casita because his elderly mother lives in the casita and they wanted a secure entry for her from a garage into her living space. Currently a carport has been attached to the casita, which will remain unless the variance is granted to make it into a garage.

Lively discussion ensued on the matter. Those opposed to granting the variance argued that the present covenants do not allow a second garage on a property and granting such would set a precedent for others to follow suit. It was also mentioned that having two garages on a property violated the City code. Casey requested that the City zoning laws be checked to verify this statement.

It was pointed out that there had been a second request for a variance to build a second garage by the owners of 111 Sol y Lomas Drive. The same procedure of sending a postcard to the entire HOA membership was followed and since only one objection was received, no meeting had to be called, and the variance was granted in that case.

There was sentiment expressed that wanting a secure entry for an elderly parent was commendable and that a second garage could be renovated into something else in the future.

It was pointed out that variances are not new to the Association and in the past have been granted for other matters. However, there was strong sentiment that the covenants should be followed as written and when they expire, as those in Units 3-6 will be in the ensuing years, they should be revised accordingly.

Questions about the Architectural Review Committee (ARC) process were answered by Vice-President, Susan Orth. She assured those present that the ARC process requires the written signatures of nearby neighbors in any exterior building/remodel projects on Sol y Lomas properties.

The vote was called for and tallied.

FOR granting the variance: 10 (including one absentee vote)

AGAINST granting the variance: 7

Since a quorum (2/3) of the votes cast was not reached, the variance is not granted.

#### **ADJOURNMENT**

Casey adjourned the meeting at 10:50 a.m.

Submitted by Jackie Dulle, Secretary