

**Sol y Lomas Board Meeting
August 26, 2016
Casey Clendenin'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.

MINUTES

Casey reported the minutes of the last Board Meeting on July 18, 2016 and the Special Meeting on July 23, 2016 were approved via e-mail and are posted on the Sol y Lomas website: www.solylomashoa.org

TREASURER'S REPORT

Judy reported the current Association bank balance is \$5,243.68. Judy clarified a recent billing from Karl H. Sommer, real estate attorney, in the amount of \$272.24 which will now be paid, and will bring the bank balance to \$4,971.44.

OLD BUSINESS

Hollis variance vote

At a Special Meeting of the Sol y Lomas Homeowner Association called on July 23, 2016, a vote was taken on the request for a variance to build a second garage attached to the casita on the property located at 107 Placita Halcon, because three HOA members had objected to the variance. There were 10 FOR votes (including one absentee vote) and 7 AGAINST votes for granting the variance. It was the understanding at the time of the vote, that a 2/3 majority of votes was required to grant the variance as found in the Unit 5 Covenants. And therefore the variance was not granted. However, subsequent to the meeting, the following was found in the amendment to the By-Laws approved on January 17, 2004: "A majority of the members in attendance at any Annual or Special Meeting shall constitute a quorum."

There was much discussion on the issue and a motion was made to let the vote stand as it was determined at the Special Meeting. However, after a suggestion that the issue of whether the By-Laws trump the Covenants be reviewed by legal counsel, the earlier motion was withdrawn and a second motion that legal counsel be consulted was made by Casey, seconded by Judy and passed.

Unit 4 Update

Lynn had chaired a committee of Susan and Erika to review the Unit 4 Covenants. Erika's notes from their discussions will be e-mailed to all Board members. Casey asked that all Board members review the current Unit 4 Covenants and the suggestions made by the Committee for revisions, and come prepared to the next Board meeting to discuss them, including any new suggestions, so the proposed revised Unit 4 Covenants can be submitted to Karl Sommer for legal review. Casey asked that matters such as number of garages, how many lot owners need to object to a variance before a special meeting is called, and height restrictions on remodeling jobs be considered for inclusion in the revision.

It was clarified that the Covenants for Unit 4 were recorded on October 13, 1966 and therefore would expire on October 13, 2016, with a six-month extension period if needed. The previously scheduled meeting of Unit 4 lot owners for September 10, 2016 was canceled and will be re-scheduled at a later date.

NEW BUSINESS

New disclosures/Welcome

2301 Calle Halcon – Martinez-Vidal has sold to Martha Reagan and she has been contacted

2115 Calle Azulejo – Suazos selling to Caitlyn Stillings and Kyle Brown – has not closed yet

140 West Zia Road – Peter and Pat Ives have sold their property but paid neither back HOA dues nor a transfer fee; Casey will write a letter to them.

Food Drive

The 5th Annual Neighbor to Neighbor Food Drive takes place on Saturday, September 17, 2016 benefitting The Food Depot and participation in this Drive was thought to be desirable. Casey had e-mailed Rev. Talitha Arnold at the United Church of Santa Fe to ask if Sol y Lomas HOA residents could drop food items off at the church for collection. If so, an e-mail will be sent to all HOA residents. Additionally, a motion was made, seconded and passed to contribute \$350 to the Drive from the Association treasury.

Consultation with Karl Sommer

Casey and/or Susan will contact Mr. Sommer to clarify the vote taken on the variance request at the Special Meeting, July 23, 2016.

Next Meeting

The next meeting of the Board will be Friday, September 30, 2016 at 10:30 a.m. at Casey's home. Revisions to the Unit 4 Covenants will be discussed.

ADJOURNMENT

Meeting adjourned at 11:35 a.m.

Submitted by Jackie Dulle, Secretary