

**Sol y Lomas Board Meeting  
May 9, 2016**

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

**CALL TO ORDER**

Casey called the meeting to order at 1:00 p.m.

**MINUTES**

The minutes of the Board Meeting held on April 8, 2016 were approved via e-mail and are posted on the Sol y Lomas web site.

**TREASURER'S REPORT**

Judy reported the current balance for the Association is \$6,920.45.

**OLD BUSINESS**

**Covenants Update**

Casey stated that the current Covenants for Unit 4, which expire in July 2016, have been given to real estate lawyer, Karl Sommer, for revision comparable to the revised Covenants for Units 1 and 2 which were approved in October, 2014. They will be e-mailed to the Board members for careful review when returned from Karl. It was noted that some things, such as notification on variances and setbacks, were not working particularly well in the newly approved Covenants for Units 1 and 2 so some thought needs to be given to these items.

**Welcome Committee**

Casey explained that the Committee gets its information about new residents through the property transaction forms and Welcome Packets have continued to be handed out. Diane MacInnes has been a great help in this work. There are new residents at 111 Sol y Lomas Drive and 113 Sol y Lomas Drive. and 105 Placita Halcon. Properties to close in the coming weeks include 112 Calle Paisano, 25 General Sage, 105 Placita Halcon and 2301 Calle Halcon. Susan showed a very comprehensive information booklet the Santa Fe Realtors Association had designed with a grant from the National Realtors Association, that is now included in the Welcome Packet. It was thought to be a wonderful addition with much needed information for new residents of Santa Fe.

**Architectural Review Committee (ARC)**

**2110 Calle Tecolote** - Some Sol y Lomas residents have become aware of a City ordinance that does not permit business vehicles to be parked on residential lots, as is happening at the rental property located at this address. They will approach the City to see what can be done about this situation.

**Ipiotis addition, 109 Calle Paisano** – Casey reported she did not have any paperwork on this project. Susan will check her files and supply it to Casey.

**Gardner shed, 133 W. Zia** – Cleve Gardner is proposing to have a morning coffee with his neighbors to meet them and discuss the shed he wishes to install on his property.

**New garage, 137 Ridgecrest** - Royal Jackson was the owner (two owners back) who built a carport at this address. He received telephone approval from Douglas Maahs – the carport is encroaching on the front and side setbacks. The new owners (McGonagle-Dunaway) now wish to remove the carport and construct a garage, which will be less into the variance than the carport. HOA granted them a setback

variance after their architect contacted surrounding neighbors with drawings of an enclosed, smaller garage. There was no opposition to the plan.

**Hollis' garage variance and RV screening, 107 Placita Halcon** – The HOA is required to follow the Covenants currently in place for Unit 5, Article IV (3) because this is a request for a second one car garage on the property. A postcard will be mailed to the entire Sol y Lomas HOA membership asking if there is any opposition, which will have to be submitted to the HOA within 30 days of the postmark on the postcard. Additionally the HOA Board will continue to monitor the final landing/screening of the Hollis' RV as written in the Architectural Procedures.

## **NEW BUSINESS**

### **Update on the By-Laws**

The current version of the By-Laws has been given to Karl Sommer for review. However, Casey asked the Board members to give some input on their revision. A suggestion was made to delete Section 13 of Article IV, Employees as Trustees.

### **Articles of Incorporation**

Susan reported having difficulty with title companies searching Covenants because the Articles of Incorporation state: "The Sol y Lomas Home Owners' Association" and the revised Covenants state "Sol y Lomas Home Owners' Association". It was decided to delete "The" from the title of the Articles of Incorporation.

## **ARC**

**111 Sol y Lomas Drive, Kim Unger and Liz McLellan** – a meeting with them is being scheduled.

**112 Calle Paisano** – The new owners wish to build a privacy wall around the back of their property that will affect only Diane MacInnes and Warren Marr at 110 Calle Paisano and Susan Orth and Kathy Elsberry at 2115 Calle Tecolote. These parties will review the proposed location of the wall and give their assent via e-mail which Susan will put into the files. A motion was made and passed for approval.

### **Waivers, Setback Variances**

Susan reported she had obtained three sample forms from Karl Sommer which she would e-mail to the Board for review: **Notice of Variance to Setback Restrictions, Resolution of the Architectural Review Committee of the Sol y Lomas Homeowners' Association, Inc. Approving Setback Variance, and Waiver of Setback Restrictions** (grandfathering an existing variance).

## **PRECEDENT SETTING**

In response to a query by Judy, Susan reported having checked with Karl Sommer who clarified that several instances of a happening would not constitute setting a precedent in our procedures. Additionally Susan stated there is nothing in our Covenants about who is to obtain the neighbor signoffs on ARC projects, as long as they are obtained.

## **NEXT MEETING**

The next meeting will be held on Monday, June 13<sup>th</sup> at 1:00 p.m. at Casey's home.

## **ADJOURNMENT**

Meeting adjourned at 2:00 p.m.

Submitted by Jackie Dulle, Secretary