

**Sol y Lomas Board Meeting
October 7, 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 Sol y Lomas Board meeting held on August 26, 2016 had been approved via e-mail and are posted on the Sol y Lomas HOA web site:
www.solylomashoa.org

TREASURER'S REPORT

Judy reported the bank balance for the HOA is \$4,706.63. Casey added that a thank you had been received from the Food Depot for the \$350 HOA donation to the 5th Annual Neighbor to Neighbor Food Drive. She also noted that the Sol y Lomas HOA is a member of ACSyl Association.

OLD BUSINESS

Disclosures

2115 Calle Azulejo – Ernest and Marie Suazo sold to Caitlyn Stillings and Kyle Brown and it has closed.

25 General Sage - Susan has talked to Bob Cardinale and this property is expected to close soon.

26 General Sage – Kim and Sharyn Udall – this property closed on July 29th. Casey moved that she contact the Udalls regarding their back dues and transfer fee. Judy seconded the motion which passed.

140 West Zia Road – In the minutes of the last Board meeting, it was erroneously noted that Peter and Pat Ives had sold their property and owed back HOA dues and a transfer fee. Apologies are extended to Peter and Pat for this mistake.

Unit 4 Update – no report

By-Laws Update

Judy reminded the Board that she had e-mailed them her suggestion on August 31st that the By-Laws be amended by stating a quorum of 20 voting members is required for doing any HOA business. It was agreed by all present that the By-Laws should be reviewed and amended prior to revising the Unit 4 Covenants. A meeting will be held on Monday, October 17th at 10:30 a.m. at Lynn's home for the purpose of revising the By-Laws and giving the Unit 4 Covenants a final review. Hopefully a meeting with real estate lawyer, Karl Sommer can be scheduled

immediately thereafter for review of these documents and to confirm whether the By-Laws rule the Covenants.

Architectural Review Committee (ARC)

Guest Houses/Garages (any notes?????)

2322 Calle Halcon – Garrett Adams and Molly Jacobs – a fence was constructed without contacting their neighbors as informed by the ARC and a complaint has been registered by one of the neighbors. Casey will contact Garrett Adams/Molly Jacobs.

NEW BUSINESS

Disclosures

2104 Calle Tecolote – Frank and Glenna Feiock – the sale of this property is pending. Casey has spoken to Katherine Blagden, realtor, about the disclosure fee and back dues owed.

120 West Zia – Urban Rogers Trust – the sale of this property is pending. Susan will talk with Mindy DeMott, realtor.

ARC

113 Sol y Lomas Drive – Elmeare and Douglas Zone – Conversion of garage to a third bedroom. The Board approved this project. Casey will write the letter of approval and remind the Zones to contact the ARC for future projects such as fencing and garages.

NEXT MEETING

As stated above, the next meeting will be on Monday, October 17th at 10:30 a.m at Lynn Day's home, 135 Ridgecrest Drive, for the purpose of revising the By-Laws and the Unit 4 Covenants.

ADJOURNMENT

Meeting adjourned at 11:30 a.m.

Submitted (with help) by Jackie Dulle, Secretary