

**Sol y Lomas Board Meeting
June 13, 2016**

Board Members Present: Casey Clendenin, President; Susan Orth, Vice-President; Jackie Dulle, Secretary; Nina Dougherty and Rollin Whitman

CALL TO ORDER

Casey called the meeting to order at 1:05 p.m.

MINUTES

The minutes of the Board Meeting held on May 9, 2016 were approved via e-mail and are posted on the Sol y Lomas web site.

TREASURER'S REPORT

In the absence of the Treasurer Judy Montano, Casey reported \$1,000 had been paid to our real estate lawyer, Karl Sommer, since the last report, making the Association's balance \$5,920.45.

OLD BUSINESS

Disclosures

The property at 105 Placita Halcon has been transferred to the Karmiels and the disclosure papers are forthcoming.

Architectural Review Committee (ARC)

107 Placita Halcon

A variance request to build an attached, single car garage on a casita currently under construction at 107 Placita Halcon was mailed on 5/12/16. There were three votes against the request, which necessitates calling a Special Meeting to discuss the issue. Casey will e-mail the Hollises to confirm they still plan to go ahead with the second garage. And if so, Casey asked Nina to facilitate the Special Meeting. Jackie will contact the United Church of Santa Fe to make arrangements once a date has been decided upon. A post card announcing the Special Meeting will be sent to the entire Sol y Lomas Homeowner membership.

112 Calle Paisano

This property closed on June 10, 2016. The new owners, the McElvaines, requested to build a wall at the back side of their property. They obtained signatures of their neighbors and ARC approval was e-mailed to them on 5/31/16.

111 Sol y Lomas Remodel

The Ungers have requested to raise the living room roof and have obtained signatures from their neighbors. Additionally, they would like to construct a one car garage next to their guest house. This is non-conforming to their current Covenants as they have an existing two car garage and therefore a variance is required. A yellow postcard will be sent to the entire Homeowner membership asking if there are any objections to this second garage.

2110 Calle Tecolote

Monique Feldman, owner, was contacted, as well as the City, regarding the parking of the large solar trailer by the tenants at this address. The solar trailer has been moved to a different staging area and is no longer a problem as documented in an e-mail on 6/7/16.

By-Law Update

Nina had reviewed the By-Laws and submitted the following changes:

ARTICLE I

- Section 1 delete "The" from the name of the Association
- Section 2 the address needs to be corrected

ARTICLE III

- Section 5 Quorum - Casey asked Nina to help her decide the % to be used

ARTICLE IV

- Section 13 Employees as Trustees – the entire section needs to be deleted

Additionally, Nina noted that in the FIRST AMENDMENT TO THE BY-LAWS dated January 17, 2004, there is an error.

ARTICLE II

- Section 1....Units One through Nine....needs to be changed to.....Units One through Six.....

Time limited further discussion on the By-Laws. Board Members were asked to review the By-Laws by the next meeting for further discussion.

NEW BUSINESS

Update of Unit Four Covenants

The Covenants for the seven properties in Unit Four expire on July 1, 2016, with a 6-month extension until December 31, 2016 for their revision and approval. Casey and Susan will contact those seven homeowners when the proposed revised Covenants are prepared. Casey plans to ask Lynn to chair the Committee to prepare the proposed revised Covenants and will also ask Erika to serve on the Committee. Susan has already agreed to serve. Casey requested that the recently adopted Covenants for Units One and Two, which will be used as a template for Unit Four, be critically reviewed for any changes thought desirable to be made since they were approved in October, 2014.

ARTICLES OF INCORPORATION

It was noted that the Articles of Incorporation also need to be updated, deleting "The" in the name and adding current contact information.

NEXT MEETING

The next meeting will be held on Monday, July 18th at 1:00 p.m. at Casey's home.

ADJOURNMENT

Meeting adjourned at 2:05 p.m. Submitted by Jackie Dulle, Secretary