

DRAFT
Sol y Lomas Homeowner Association
The United Church of Santa Fe
January 21, 2017

Members Present: Casey Clendenin, President; Susan Orth, Vice-President; Jackie Dulle, Secretary; Judy Montano, Treasurer; Lynn Day, Erika Spallitta, David Steinkraus, Rollin Whitman, Kathy Elsberry, Paula Woolworth, Deborah Leliaert, Laurie Hilton, Dhari Gray, Claire Johnson, Kyle D. Brown, William and Carolyn Stone, Claire McKnight, Kathy Schepps, Martha Reagan, and David Neville

CALL TO ORDER

Casey Clendenin, President, called the meeting to order at 10:00 a.m.

WELCOME FROM TALITHA ARNOLD, Senior Minister

Rev. Talitha welcomed the Sol y Lomas Homeowner Association to The United Church of Santa Fe. She explained her church is a Desert Faith Church, open to everyone. She reported they have plans to expand the church building on the back side to better accommodate their needs, especially for 70 children they have in their congregation. On February 7th there will be a meeting with the Santa Fe Board of Adjustment regarding their expansion. Rev. Talitha told of their Reflection Trail, developed between the church building and St. Michael's Drive, which is open to the community. She said they hope to develop a Healing Garden on the other side of the church building. A major concern at the moment is a City regulation that requires a property to be screened if they have a certain area of square feet (which will be attained with the expansion). She indicated that is the last thing they want to do – screen off their property when they are striving to be a very welcoming community to all.

APPROVAL OF THE MINUTES FROM LAST ANNUAL MEETING 1/23/16

Moved by Casey Clendenin and seconded by Lynn Day. Motion carried.

TREASURER'S REPORT

Judy Montano reported the current Association bank balance is \$4,574.06. She then gave the Financial Report for 2016 showing \$6,211.71 had been collected in dues, transfer fees and interest and expenses had amounted to \$5,983.35. Judy then presented a proposed budget for 2017 in an amount of \$6,589. It was recommended that the annual Homeowner dues remain \$40 annually. Casey moved that the proposed budget be approved, Lynn seconded the motion, which carried.

Judy announced she was retiring from the Treasurer's position, as well as from the Board, and that Erika Spallitta has been nominated for the Treasurer's position.

INTRODUCTION OF BOARD MEMBERS

Casey Clendenin, President; Susan Orth, Vice-President; Jackie Dulle, Secretary; Judy Montano, Treasurer; Lynn Day; Erika Spallitta; David Steinkraus, new member; and Rollin Whitman

OLD BUSINESS

Unit 4 Covenants

Susan reported that revision of the Unit 4 Covenants was approved by 7 of the 8 homeowners and recorded in the Santa Fe County Clerk's Office on December 27, 2016, just under the deadline of December 31, 2016.

NEW BUSINESS

Covenant Update Schedule

Susan reported the Covenants expire on their 50th anniversary date. The Covenants for Units 1 and 2 were renewed and recorded on November 12, 2014. As just reported, Unit 4 Covenants were renewed and recorded on December 27, 2016. Unit 5 Covenants will expire on February 2, 2017 and must be renewed and recorded by August 1, 2017. Unit 3 Covenants will expire on April 22, 2017 and must be renewed and recorded by October 11, 2017. Susan explained that a Special Meeting to renew the Covenants can take place 6 months before or 6 months after the Covenants expire. They must be passed by a 75% vote. New Covenants must be recorded within 6 months of their expiration date.

Old Pecos Trail

Casey reported she had attended many meetings on preserving Old Pecos Trail as a scenic entryway into Santa Fe. At the moment there is concern about two parcels of R-1 land that are for sale on Old Pecos Trail, that could possibly be purchased and changed by the City to be R 3-7, which could mean dense population in that area. She strongly encouraged our Association to keep a close watch on this matter.

Election of Board and Officers

Susan stated that the Board is always in need of new members and if anyone is interested in serving, to let it be known.

The proposed slate of Board members and officers as moved and seconded are as follows:

President: Susan Orth

Vice-President: Casey Clendenin

Secretary: Jackie Dulle

Treasurer: Erika Spallitta

At Large Members: Lynn Day, David Steinkraus, and Rollin Whitman

A vote was taken and all were approved.

Introduction of Attendees

In addition to the Board members present, thirteen attendees introduced themselves, including five new persons to the neighborhood.

Arroyo Concerns

Kathy Elsberry asked what power the City has over the arroyos. She has concerns that a City trail could be developed in the arroyo behind her home that would have a leash law. While homeowners own a lot of the arroyo space, the City does have an easement down the center of the arroyos. It was suggested this matter be watched closely.

Miscellaneous

Susan reported that of 156 lot owners in the Association, only 19 do not have e-mail addresses. She also reported she has old, black and white photos of the early days of Sol y Lomas and she would be happy to share them with anyone who is interested, via the internet.

ADJOURNMENT

Casey adjourned the meeting at 10:45 a.m.

Submitted by Jackie Dulle, Secretary