

Sol y Lomas Homeowner Association Board Meeting
March 27, 2017
Susan Orth's Home

Board Members Present: Susan Orth, President; Jackie Dulle, Secretary; Erika Spallitta, Treasurer; Lynn Day, Dave Steinkraus and Rollin Whitman

CALL TO ORDER

Susan called the meeting to order at 1:02 p.m.

MINUTES

Jackie reported the minutes of the last Board meeting on January 9, 2017 and of the Annual Meeting on January 21, 2017 had been approved by the Board members via e-mail and are posted on the SolyLomas web site (www.solylomashoa.org) . It has been determined that the minutes of the Annual Meeting can be approved by the Board and that they do not need to wait for approval at the next Annual Meeting.

TREASURER'S REPORT

Erika handed out a financial report showing a current balance of \$6,447.10, reflecting dues collection from about one-third of the Sol y Lomas homeowners and expenses for the Annual Meeting, Welcome Bags, and Sommer legal fees. Erika stated she still needs to clarify the beginning balance of the account when she took over the Treasurer's position in January.

OLD BUSINESS

ARCHITECTURAL REVIEW COMMITTEE (ARC)

107 Placita Halcon – Chris and Kancie Hollis, Screening of Motor Home

Dave reported that the owner had signed an agreement to build a fence to screen the motor home by the end of 2016, which did not happen. Near the end of 2016, Dave and another neighbor met with Chris, who at that time was requesting the three parties share the cost of the fence. An agreement was not reached. Dave requested help from the Board for resolution of the stalemate.

Rollin will compose a letter to the Hollises indicating it is their obligation to screen the motor home and send it to Susan for review.

NEW BUSINESS

ARCHITECTURAL REVIEW COMMITTEE (ARC)

108 Placita Halcon – Maverick Lobe, Solar Panels

Dave had contact with the owner who is contracting with Kelsey Affordable Solar for their installation of 7 foot panels. The owner is getting neighbor signoff on the project. As soon as the installation is approved by the City the plans will be submitted to the HOA.

110 Calle Palomita – Tim Blose and Janine Pearson, field fence

Rollin had approved a perimeter field fence at this property in January. It was noted that the fence is not 50 feet from the road but since it is not a solid fence, it was permitted. In addition,

the owners are putting in new windows, having new stucco applied and doing some interior remodeling with no exterior extension, none of which needs ARC approval.

120 West Zia – Deborah Leliaert and Paula Woolworth – remodeling

Rollin has been in contact with the owners and reported submission of their plans to the City has been delayed.

2324 Calle Halcon – Dottie Fitch, TV antenna on roof

The Covenants require approval of TV antennae on roofs. The height of the proposed antenna will be checked out and it is likely it will be low enough to not cause any problems and be approved.

ARC GUIDELINES

Susan reminded the Board that two members of the ARC must approve all projects and that decisions must be sent to the full Board for information. She asked Rollin and Dave to review the ARC Guidelines and update them with any necessary changes and post them to the HOA web site. At the current time, only Rollin and Dave are ARC members.

UNSIGHTLY HOUSE

Lynn reported the house at the corner of Colibri and Ridgecrest has become a dumping ground. (2311 Calle Colibri) Susan suggested the property be reported to the City at the following link: http://www.santafenm.gov/code_enforcement

NEW PROPERTIES LISTED

2124 Calle Tecolote – Molly Archibeque

35 General Sage – Sherry Sullivan

106 Placita Halcon – Richard Godfrey

PROPERTY SOLD

105 Placita Halcon to Michael McGraw - Jackie and Erika will see that a Welcome Bag is delivered.

COVENANT UPDATES FOR UNIT 5 AND UNIT 3

It was suggested the units be handled separately. Lynn and Erika had updated Unit 5 Covenants which must be recorded by 8/1/17. Final review will be made and they will be sent by regular mail to the 27 lot owners in Unit 5. A proposed date of May 20th is suggested for the meeting of the Unit 5 owners to vote on their revised Covenants. Susan offered her home for the meeting. It was suggested that the major changes in the revised Covenants be posted on the HOA web site as well as included in the cover letter with the revised Covenants.

Unit 3 Covenants must be recorded by 10/1/17 and will be worked on after the Unit 5 Covenants are recorded.

DUES NOTICE

It was decided a letter requesting homeowner dues of \$40 for 2017 will be sent by regular mail to those who have not submitted them, with an enclosed, stamped envelope for return. Earlier an e-mail request had been sent to those with e-mail addresses, resulting in the one-third return of dues. Lynn offered to help with the mailing.

SOLYLOMASHOA.ORG WEB SITE

Dave has taken over the responsibility for the www.SolyLomashoa.org web site. Because of ill health, Casey has been removed from the web site and contact information for Rollin and Dave has been added for ARC business. Jackie will send meeting minutes to Dave for posting after e-mail approval has been received from the Board.

TRUSTEES

There are currently six Trustees on the Board so a couple more members are needed. And there is no Vice President.

GATHERING WITH CASEY

Reminder was given about the gathering for Casey on Thursday, March 30th at 4 p.m. at Susan's home.

ADJOURNMENT

Meeting adjourned at 2:03 p.m.

Submitted by Jackie Dulle, Secretary