

**Sol y Lomas Homeowner Association Board Meeting**  
**April 24, 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 1:03 p.m.

**MINUTES**

Jackie reported the minutes of the last Board meeting on March 27, 2017 had been approved by the Board members via e-mail and are posted on the SolyLomas web site ([www.solylomashoa.org](http://www.solylomashoa.org)).

**TREASURER'S REPORT**

Erika submitted a financial report showing an Association balance of \$5,986.97 as of April 24, 2017. She stated she has the Directors' liability insurance bill of \$ 1,247 and the Corporation bill of \$ 10 to pay. Erika had just received more dues payments that have not been recorded. The report did reflect a deposit of \$ 515 from dues on April 18, 2017, bringing dues payment for 2017 to \$ 2,720.

**OLD BUSINESS**

**Dues Notices**

Lynn mailed out Dues Invoices to the people who had not paid for 2017 resulting in additional dues payments.

**Welcome Bags**

**105 Placita Halcon** – Jackie e-mailed a welcome letter and the Covenants to the owners' home in Nevada since this address is a second home for them.

**Architectural Review Committee (ARC)**

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

Dave reported meeting with the owner and another neighbor, and that an agreement had been reached and the work is **in progress**.

**110 Calle Palomita** – Tim Blose and Janine Pearson, windows, stucco, remodeling – **approved**

**108 Placita Halcon** – Maverick Lobe, solar panels – **approved**

**120 West Zia Road** – Deborah Leliaert and Paula Woolworth – remodeling – **in progress**

**NEW BUSINESS**

**Architectural Review Committee (ARC)**

**110 Calle Palomita** – Tim Blose and Janine Pearson – carport detail – **approved**

**30 General Sage** – Claire Johnson – greenhouse – **approved**

**137 Ridgecrest** – Mike McGonagle and Wendy Dunaway – wire fence – **approved**

**112 Calle Paisano** – Guy McElvain – utility trailer **removed**

**2324 Calle Halcon** – Dottie Fitch – constellation antenna – **approved**

**2311 Calle Colibri** – Rollin contacted Santa Fe Code Enforcement – **pending**

**2114 Calle Tecolote** – Future owner getting neighbor signoffs on new shed and coyote fence – **pending**

**2110 Calle Tecolote** – Monique Feldman and Mark Nickerson – granted short term rental permit from the City

**2119 Calle Tecolote** – Christopher Quintana and Joseph Charles – shed - **pending**

### **Properties Sold and Welcome Packets**

Erika and Jackie will deliver with covenants and ARC guidelines

**34 General Sage** – awaiting new owner information

### **Covenant Updates**

**Unit 5 Covenants** to be recorded by 8/1/17. Sent draft to Board for review on 4/20/17. Clarification was made about the deletion of the last paragraph in 5.11 (as compared to the Unit 1 and 2 Covenants). A question was raised about the sequence of 7.4 Nonpayment of Dues following 7.3 Payment of Dues. It was decided to leave as is. After discussion, Jackie moved that in the January, 2018 dues notice mailing, an accounting of each lot owner's dues payments be made, calling to attention how current (or not) each lot owner is. Lynn seconded the motion, which carried. There was additional discussion on the use of the word quorum but it was decided to leave the word as is in the covenants, and as it is defined in the By-Laws. Dave will verify the lots located in Unit 5 as shown on the map.

Copies of the draft with an enclosed ballot and addressed/stamped return envelope will be mailed to the 27 lot owners of Unit 5 by early May. Lynn offered to do that mailing. Susan will e-mail the same information to the 27 lot owners. A meeting of the Unit 5 lot owners, who have not voted by US mail or e-mail, will be held on Saturday, June 3, 2017 at 10 a.m. at 2115 Calle Tecolote for discussion on the covenants and casting their votes. Each lot owner is required to cast a ballot and 21 affirmative votes are necessary for the proposed covenants to be approved.

**Unit 3 Covenants** to be recorded by 10/11/17, with 21 affirmative votes needed for them to be approved. Work on these covenants will begin soon.

### **Solylomashoa.org Website**

Dave will post a notice on the Home Page once the Unit 5 Covenant draft is approved by the Board, with a link to the Draft Covenants. Dave confirmed that a new version of the ARC Guidelines has been posted.

### **Trustees**

The Board has only six trustees at this time. A couple more volunteers are needed!

### **NEXT MEETING**

The next Board meeting will be held on Monday, May 22, 2017 at 1 p.m. at Susan's home.

### **ADJOURNMENT**

Meeting adjourned at 2:10 p.m.

Submitted by Jackie Dulle, Secretary