

## **Sol y Lomas Home Owners Association**

### **Trustee Meeting – March 27, 2013**

**Trustees Present:** Douglas Maahs, David Dodge, Daniel Lenihan, Lynn Day, Early Eastburn, and Jackie Dulle.

**Members of the Covenant Committee Present:** Casey Clendenin, Joseph Kraus, and Rebecca Welling.

**Guest Present:** Attorney Melanie MacGillivray.

**Agenda approved.** Moved by Lynn and seconded by David.

**Meeting called to order** by Douglas at 5:37 p.m.

**Minutes of the Trustee Meeting on 8/21/12** were approved. Moved by David and seconded by Jackie.

**Financial Report:** There is \$7,347.90 in our checking account at First National Bank of Santa Fe. Douglas reported that the renewal price of our Directors' Insurance increased by \$200 to \$1,500+ so he is shopping around for a better price and is expecting a quote tomorrow.

**Election of Officers:** Douglas reported we have no VP candidates, but that Jackie Dulle and Judy Montano had offered to be the Secretary and Treasurer, respectively. Dan moved that Jackie and Judy be elected to these positions and Lynn seconded the motion, which passed.

Members of the Architectural Review Committee were identified as Douglas and Lynn, after which David offered to join that Committee.

Douglas stated that he intends to step down as President after the January, 2014 Annual Meeting.

Lynn moved that Joseph Kraus be elected as VP, which was seconded by David and passed.

#### **Dues/Newsletter**

It was noted that out of 158 homes in Sol y Lomas, only 75 have paid this year's dues. After discussion, it was decided a Newsletter to every home would be desirable to discuss the upcoming revision of the Covenants, a new President, the need to pay dues, and the important annual meeting in January. Those residents who have not paid their dues will receive another payment form in their newsletter. Casey suggested that Judy as Treasurer could post membership status.

#### **Non-profit Registration**

Douglas reported that our HOA is not a registered non-profit organization, as it should be for banking. He will ask Melanie to accomplish that for us.

#### **Completion of Revised Covenants**

There are 64 homes in Units 1 and 2 and the revised covenants will have to be approved by  $\frac{3}{4}$  of those homes. The Covenant Committee has been working diligently on the revisions, with the help of Melanie. During discussion it was suggested there are four main areas to be addressed in the revisions: home-based businesses, short-term rentals, governing by trustees, and accountability/enforcement. It was noted that we need to consider what is in the best interests of the HOA and also what is going to be approved by the residents. In the end it was requested that the Covenant Committee prepare a draft for the trustees, listing the differing opinions in sections where there is no consensus and the Board will make a final decision. Hopefully the revised Covenants will be presented to the HOA membership in June.

A question about the By-Laws was raised and Melanie clarified that the Covenants state how we can use our property and that the By-Laws determine how the non-profit organization is run. Melanie suggested that the By-Laws might not have to be changed but probably need to be updated. Douglas requested Melanie to review the By-Laws.

**Other Business**

Casey asked about the legislation that would place stringent reporting requirements on HOAs, similar to Condo Associations. Joseph reported that the bill is on Governor Martinez' desk waiting to be signed. If it is signed, Melanie said we would need to study it and perhaps make other changes.

Zoning was another issue addressed. Our area is now zoned R-1 which allows for only single families. What single families means is unclear these days and this issue may have to be looked into in the future.

**Adjournment:** The meeting was adjourned at 6:46 p.m.

Submitted by Jackie Dulle, Secretary