

Sol y Lomas Home Owners Association

Trustee Meeting – August 24, 2013

Trustees Present: Douglas Maahs, Daniel Lenihan, Lynn Day, and Jackie Dulle.

Members of the Covenant Committee Present: Casey Clendenin and Rebecca Welling.

Guest Present: Jampa Dorje attending for Lama Gyurme

Agenda approved. Moved by Dan and seconded by Jackie.

Meeting called to order by Douglas at 9:43 a.m.

Minutes of the Trustee Meeting on 3/27/13 were approved. Moved by Lynn and seconded by Dan.

Financial Report: There is \$4,576 in our checking account at First National Bank of Santa Fe. Douglas reported that of four homes recently sold in Sol y Lomas, two of them were in arrears on Home Owners' dues and \$100 in both cases was recouped in their closing transactions and deposited into our account. There are 56 non-paid homes for Association dues for 2013. Douglas reported the following figures of collected dues: 2010 \$2,810; 2011 \$3,180; 2012 \$2,780; 2013 \$2,740.

Review of Revised Covenants

The covenants for the 64 homes in Units 1 and 2 will expire June 22, 2014 unless they are renewed and approved by $\frac{3}{4}$ of those home owners. The Covenant Committee has worked diligently on the revisions, with the help of attorney Melanie MacGillivray, and presented a draft copy for review by the Trustees.

Suggested changes include:

- 3.1 "at the annual meeting" to "attending the annual meeting"
- 3.2 add Units 8 and 9 – Douglas will check on this
- 4.1 OK as written; it was noted the President will appoint an Architectural Review Sub-Committee with one Trustee member
- 4.2 include recreational vehicles
- 4.3 add "...or have been posted on the web site." to the end of the first sentence
- 5.3 include short-term rentals subject to the SFCC
- 5.5 chickens are to be noted as excluded animals
- 5.11 delete modular homes, prefabricated structures in the first sentence; however modular homes and prefabricated structures do need Architectural review
- 5.13 Douglas will ask Melanie if mobile homes can be rented as domiciles
- 7.6 a guideline needs to be included about what happens prior to putting a lien on a home for non-payment of dues

8.2 there was discussion about changing “majority” to 2/3 of the voting power to change covenants. Referred to M. Macgillivray for final determination.

The draft copy with the suggested changes will be returned to Melanie. Douglas stated he hoped to have a draft copy of the revised Covenants sent to all home owners of Units 1 and 2 in early September by certified mail, requiring a response within 30 days with any objections or issues. A cover letter, to be drafted by Dan, will accompany the revised Covenants. This letter will inform the residents of the new HOA Act which has been passed by the State legislature and which impacts the operation of our HOA. For those home owners who do not respond, visiting them by a Trustee was thought to be an appropriate action. Lynn suggested some kind of an ID card would be necessary to identify the Trustees. In December the ballots will be mailed, which should be returned by the Annual Meeting on January 25, 2014.

New HOA Act

Douglas reported that Melanie had recommended \$2,500 be included in our 2014 budget so our HOA can comply with the new requirements of this Act. Noted that new act is posted on solylomashoa.org

Proposed 2014 Budget

Douglas presented a proposed budget for the upcoming year in an amount of \$5,130. He stated that at our current dues rate our HOA would not remain solvent. This led to a discussion on increased dues. Dan moved the HOA dues be increased to \$100. The motion failed. Lynn moved that the dues be increased to \$40 and Dan seconded. Douglas suggested a friendly amendment, which Jackie made, increasing the dues to \$50. Lynn seconded the amendment and the motion carried unanimously. This matter will be presented to the HOA membership at the annual meeting in January for a vote.

Other Business

Douglas will post the SFCC (Home based business regulations) on the website.

Road Sub-Committee

Douglas appointed Casey Clendinin to chair this committee to research road improvement in the Sol y Lomas area. Other members are Benny Bachichi and Marvin Godner. In addition, she will recruit either Joseph Kraus or Lynn Day.

Adjournment

The meeting was adjourned at 11:43 a.m.

Submitted by Jackie Dulle, Secretary