

**SolyLomas Board Meeting
March 26, 2014, 1:30 p.m.
Lynn Day's Home**

Board Members: Casey Clendenin, Lynn Day, David Dodge, Jackie Dulle, Joseph Kraus, Judy Montano and Susan Orth

President Joseph Kraus called the meeting to order.

Treasurer's Report

Judy Montano reported that \$3,987.50 had been collected in annual dues, representing half of the SolyLomas homeowners in Units 1 through 6.

Resignation

The e-mail resignation submitted by Rosemary Romero was acknowledged.

Comments on the Issues

Joseph asked for comments from the Board members. He began by stating he supports the State-regulated HOA and having covenants. He said the annual dues break down to 92 cents a week which he believes is not an issue for the community. Casey suggested going through the draft covenants, making changes from the input received at the community meetings. She also suggested that a transfer of power/data/information from Douglas needs to happen. Judy seconded the motion which carried. Joseph said he would contact Douglas, proposing three times for the meeting: Friday, March 28 after 1:30; Monday, March 31 after 1 p.m.; and Tuesday, April 1 after 2:30 p.m.

Susan stated she supports the HOA registered by the State and her opinion is that the Board can make the decision to register. She suggested we have FAQ on the web site in order to give the community more information, which was thought to be lacking at the time of the earlier ballot on the revised covenants. Judy stated she is in favor of enforcement for the architectural review process, but not for the payment of annual dues. Joseph concurred.

David supports a registered HOA and revised covenants. He is in favor of enforcement for the payment of dues and architectural matters. He believes it is better to control architectural problems as a community and not as individual home owners. He continued that we need to fast track the revision of the covenants and get them out for a vote, which he believes will garner a majority.

Review of the Covenants

Section 4.2 Approval by Architectural Committee

The last sentence of this section was modified to: **In the event the Architectural Committee shall disapprove any architectural plans, the Lot owner submitting such architectural plans may appeal the matter to the full Board that has 30 days to respond.**

Section 5.5 Animals

There was considerable discussion about allowing chickens. Casey suggested the Board needs to think more about this possibility. Joseph offered to refer the matter to someone who is very knowledgeable about covenant writing.

Section 5.11 Mobile Homes

Modular homes and prefabricated structures were deleted from the first sentence, retaining only mobile homes to read: **No mobile homes may be placed on or kept on any Lot.....**

Section 5.12 Towers, Solar Panels, Wind Turbines and Antennae

Solar panel was deleted from the first sentence and a second sentence was added: **Solar panels must be reviewed by the Architectural Review Committee and comply with SFCC.**

Section 5.13 Motor Homes and Recreational Vehicles

After discussion it was determined to retain this section as previously revised.

Section 5.14 Tanks

Water was deleted from the second sentence which now reads: **Any tank used in connection with any dwelling house or other structure on any Lot, including tanks for storage of gas, fuel oil, gasoline or oil shall be buried.....**

Section 5.15 Used or Temporary Structures

This section was deleted.

Section 5.22 Prohibition on Construction within Utility and Drainage Easements

Delete (excluding yard walls) from the first sentence. **Delete the rest of the section: Yard walls or fences may be built on easements only when approved by the Architectural Committee. Furthermore, it is expressly understood that such yard walls or fences may have to be removed at a later date, at the owner's expense, if needed, for drainage or utility purposes.**

Section 5.23 Short-term Rentals

After discussion it was decided to leave this section as previously written.

Section 7.3 Annual Assessment changed to Annual Dues

Section 7.4 Special Assessment

Proposed new wording: If the revenues and reserves provided for in the budget are inadequate for any reason, the Board may at any time **call for a vote on an additional special assessment by a 2/3 vote of members who vote at the meeting, by absentee ballot or by proxy.**

Next Meeting

At the next meeting to be held on Wednesday, April 2 at 1:30 p.m. at Lynn's home, the section on Enforcement will be discussed.

Adjournment

Meeting adjourned at 3 p.m.

Submitted by Jackie Dulle, Secretary