

**SolyLomas Board Meeting
April 23, 2014, 1:30 p.m.
Lynn Day's Home**

Board Members Present: Joseph Kraus, President; Jackie Dulle, Secretary; Casey Clendenin, Lynn Day, David Dodge and Susan Orth

President Joseph Kraus called the meeting to order.

Susan Orth moved the minutes of April 2 be modified to read: "**Section 5.5 Animals** Susan made the comment, after checking with realtors in different States, that up to six hens should be allowed in view of the current desire toward sustainability." The motion was seconded and passed.

Review of Covenants

Casey explained that Judy Montano and she had spent four hours rewriting the covenants with the modifications suggested at previous Board meetings and that copy had been e-mailed to the Board members, from which we were working at today's meeting and should be noted as Draft #2. Two areas of major concern are the allowance of chickens and registration of our HOA with the State.

Section 4.1 Architectural Committee

It was stated the Architectural Committee is not the whole SolyLomas Board but is comprised of three members. Susan Orth offered to become a member of the committee.

Section 4.2 Approval by Architectural Committee

The words "barns, stables, satellite dishes" were deleted from the first sentence of this paragraph.

Section 4.3 Variances

This section needs to be modified by removing the requirement that variances shall be mailed to each member of the Association.

Section 5.3 No Business Uses

After discussion, it was decided to leave in short term rentals. It was noted such rentals would have to abide by the City's rules and regulations.

Section 5.5 Animals

The question of whether to allow chickens elicited much discussion. There was divided opinion among the Board members. It was suggested Board members talk to various home owners to determine how the majority feel about the subject.

Section 5.11 Mobile Homes

It was noted that at a previous meeting the words "modular homes, prefabricated structures" were to be struck from the first sentence.

Section 5.14 Motor Homes and Recreational Vehicles

It was decided to leave this section as is.

Section 5.16 Exterior Lighting

The words "and light standards" were struck from the first sentence.

Associated Matters

It was believed the Board has the authority to make the decision relative to registering under the new State HOA. The members present were in accord with registering, with one member agreeing to it reluctantly. Her opinion is it will take a lot more education of the home owners about the Act in order for it not to be a sticking point on the next ballot of the revised covenants.

Casey reported she is willing to talk with a number of home owners who voted “no” on the initial ballot of the revised covenants. Additionally she is contacting other Homeowner Associations, as well as Neighborhood Network and the Neighborhood Law Center to see what others are doing about the new State HOA registration.

It was noted that the Architectural Review Committee guidelines are available on the web site, but that they need to be revised in accordance with the revisions made in the covenants.

Next Meeting

The next meeting will be held on Wednesday, April 30 at 1:30 p.m. at Casey Clendeniin’s home located at 148 West Zia Road.

Adjournment

Meeting adjourned at 2:50 p.m.

Submitted by Jackie Dulle, Secretary