

**SolyLomas Board Meeting
April 30, 2014
Casey Clendenin's Home**

Board Members Present: Jackie Dulle, Secretary; Judy Montano, Treasurer; Casey Clendenin, David Dodge and Susan Orth

In the absence of Joseph Kraus, Casey called the meeting to order at 1:40 p.m.

Minutes of April 23, 2014

Susan moved that the minutes of the Board meeting on April 23, 2014 be approved as circulated. David seconded the motion, which passed.

Meeting Organization

Casey reported she had organized Joseph's paperwork and had offered to manage his President's Notebook.

For Board meetings, Casey suggested the following format be used:

- Approval of Minutes
- President's Report
- Treasurer's Report
- Architectural Review Business
- Old Business
- New Business

This was agreeable to the Board members present.

Treasurer's Report

After payment for the insurance for the Board members, the balance is \$4,833.70

Architectural Review Business

Members of the Architectural Review Committee are: Joseph Kraus, Casey Clendenin and Susan Orth.

Approval of a new back portal and stucco color for the property at 2115 Calle Tecolote was given.

There is discussion about the construction of a wall between two properties on Ridgecrest Drive which Casey is overseeing.

A bank of solar panels at 7 General Sage has been installed without review by the Architectural Review Committee or discussion with neighbors. Casey is obtaining input from neighbors and is working on resolving the situation.

The yard at 12 Calle de Valle has been cleaned up by the new lot owners.

Covenant Review

Section 4.1 Architectural Committee

Jackie questioned the wisdom of stating "The Architectural Committee shall mean the Board of Trustees of the Association...." when the Committee is actually only three members of the Board. However, since the full Board is the ultimate authority for the Committee, and the three member distinction is spelled out in the Architectural Review Guidelines, it was decided to leave the wording stand.

Section 5.5 Animals

The matter of whether or not to allow chickens is still undecided. Casey will speak to Jack Huberman and Bob Thornburg about this.

Section 7.5 Nonpayment of Dues

After much discussion, it was decided to leave the paragraph as written:

"In the event of nonpayment of annual dues by a Lot owner, the Association will send notice by certified mail that the owner's dues are delinquent and that the payment thereof may be enforced pursuant to the NM Homeowner Association Act. Delinquency may result in a lien being placed on the owner's Lot to be executed at the time of sale or transfer of Lot.

NM Home Owner Association Act

Judy brought up the matter of registering under the new NM Home Owner Association Act. She questioned whether the registration could be postponed. It was stated that without registration, the Association would have no rights to enforce the covenants. Casey stated she believed we had no choice but to register. In response to a question about what happens if the next revised covenants do not pass, it was suggested they be revised a third time.

New Business

It was reported that home occupations, creating traffic, are now operating on Calle Paisano and Calle Palomita. Casey will look into this matter.

Next Meeting

Casey suggested the next meeting be spent on reviewing the Architectural Guidelines, the long form and the summary form, both of which can be found on the SolyLomas web site. She asked that members come prepared with proposed changes/comments. The meeting will be held on May 7, 2014, at 1:30 p.m. at Casey's home, 148 West Zia Road.

Adjournment

Meeting adjourned at 2:20 p.m. Submitted by Jackie Dulle, secretary