

**SolyLomas Board Meeting  
May 14, 2014  
Lynn Day's Home**

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

The meeting was called to order at 1:30 p.m.

**New Mexico Homeowners' Association Act**

Casey had e-mailed to all Board members an article re the New Mexico Homeowners' Association Act that appeared in the ABQ Journal on Monday, May 12, which had been forwarded to her by Karen Heldmeyer. It was confirmed that the two Board members who are real estate brokers are in favor of registering our HOA with the State. David agreed to handle the HOA registration after he returns to the city in June. A lengthy discussion was held on the disclosure statement that is required by the Act to be supplied by the HOA to every new lot owner as part of every sale transaction. Susan will e-mail a copy of the disclosure statement to each Board member. **Casey moved that a \$50 transfer fee be charged by the HOA for supplying a disclosure statement. Lynn seconded the motion, which passed unanimously.**

**Treasurer's Report**

Judy had sent an e-mail to the Board members reporting the current balance on the books as of May 12, 2014 was \$4,745.89. It was noted that a check sent to the NM Public Regulation Commission had been returned and was turned over to Casey, in Judy's absence.

**President's Report**

Joseph reported that he had received paperwork on two current sale transactions on properties in SolyLomas. One of the sales had a one-page documentation and the other had six pages.

**Old Business**

**Architectural Review Committee (ARC)**

Casey is working with Thomas Stanford on the issue of a neighbor installing a greenhouse next to the fence line between his property and that of the neighbor.

The full ARC met with Jon and Rosemary Wallace at 7 General Sage to review the solar panel installed by Positive Energy without any review or approval. It was determined the installation was 50' from the property line. The Wallaces were asked to submit a screening plan by the end of May, 2014. Options of plantings and fencing were discussed. A neighbor, Max Myers, questioned the 50' setback measurement, which Casey personally re-confirmed on a return visit to the Wallaces. The Myers are not willing to approve plantings as a screening solution to the solar panels. They will require a permanent structure in the form of fencing or a wall. They are moving forward on a drawing and are contacting an attorney to discuss their options. It was noted that an additional neighbor, Dr. Balderamos, also has concerns about the solar panel installation..

Susan offered to contact Positive Energy to suggest that they obtain something in writing from an HOA for any equipment they wish to install on property located in an area with an HOA.

**Guidelines for the Architectural Review Committee**

Casey reported she is in the process of re-writing the summary of the Guidelines for the Architectural Review Committee, which have to match the Covenants exactly. She will e-mail a copy of her revisions to all Board members. She asked for help in checking the Guidelines against the Covenants. Jackie offered to assist her.

**It was decided that all the documents would read: the SolyLomas Homeowner Association.**

David confirmed that in the revised Covenants, home-based businesses and short-term rentals will need to have Architectural Review. It was also confirmed that if the Architectural Review Committee disapproves a request, it will be sent to the Board. If the Board also disapproves the request, the applicant can re-submit the plans, taking into consideration the recommendations made by the Committee/Board.

**Covenants – Article VII Budget**

**7.5 Nonpayment of Dues**

**The last sentence of this paragraph was modified as follows: Delinquency will also result in the assessment of the amount of dues owed to be executed at the time of sale or transfer of Lot.**

**Adjournment**

Meeting adjourned at 2:30 p.m.

Submitted by Jackie Dulle, secretary