

**SolyLomas Board Meeting
June 4, 2014
Lynn Day's Home**

Board Members Present: Joseph Kraus, President; Jackie Dulle, Secretary; Judy Montano, Treasurer; Casey Clendenin, Lynn Day and Susan Orth.

The meeting was called to order at 1:08 p.m. by Joseph.

President's Report

The following information was submitted to the secretary for inclusion in the minutes of May 14, which unfortunately was received after the minutes had been circulated. They are placed here for the record.

Paperwork has been processed by Joseph on the following properties:

104 Calle Paula – closing. Discovered this property is not within SolyLomas.

137 Ridgecrest Dr. – sale. Paperwork submitted to Stewart Title.

133 West Zia Rd. – sale. Paperwork submitted to First American Title.

7 Calle de Valle – sale. Paperwork submitted to Andrea Adams.

Treasurer's Report

Judy asked for clarification of the \$50 transfer fee. It was noted discussion concerning this matter occurred at the Board meeting on May 14 and was documented as follows: **Casey moved that a \$50 transfer fee be charged by the HOA for supplying a disclosure statement. Lynn seconded the motion, which passed unanimously.**

Judy reported the current balance on the books is \$4,805.89. A \$10 check was returned and dues of \$50 were received.

NM Public Regulation Commission

After discussion, it was decided to retain Jon Indall as the registered agent for the SolyLomas Homeowner Association at his office address of 141 East Palace Avenue, Santa Fe, NM 87501.

Old Business

Architectural Review Committee (ARC)

Casey reported Adrian and Bonnie VanderHave submitted plans for enclosing their carport for a storage unit and moved that they be approved. Lynn seconded the motion which passed unanimously.

In followup to the information presented at the May 14 Board meeting, Casey reported the ARC had met with all the neighbors (four homes) concerned about the solar array installed at the home of Jon and Rosemary Wallace at 7 General Sage. It has been determined the screening of the array must be hardscape. Discussion on this matter is ongoing.

Casey had contacted the firm Positive Energy, which had installed the array, and spoken with Thomas Gray, who was willing to meet. Joseph and Casey will meet with Mr. Gray to avoid future installations from happening without HOA approval. Currently there is another installation being planned at the Bixbey home at 5 Calle Pinonero.

After discussion regarding the process of notification for ARC approvals, **Casey moved that approval of an Architectural Review project be e-mailed to the owner, with the request that receipt of the e-mail be confirmed by a return e-mail, which will be kept and filed.** Susan seconded the motion, which passed unanimously.

New Business

It was suggested a new template for SolyLomas Homeowner Association stationery be developed. Susan agreed to do that.

Procedures and Guidelines, Architectural Review

Summary

I. Introduction

Joseph requested the following bolded words be added to the second paragraph: "...and to preserve, to the fullest extent possible, the seclusion of each homesite **and property values.**"

It was noted that the acronym **ARC** should be used throughout the documents once it follows Architectural Review Committee.

II. Procedures for Approval

Susan moved that the number of people serving on the ARC should not be stated. Joseph seconded the motion, which passed unanimously.

1. The second sentence is modified as follows: **The Board of Trustees will immediately contact the ARC which shall consist of members of the Board of Trustees.**

5. The last word of this paragraph "recommended" is replaced with "required".

III. Approval

2. The first sentence was modified to read: **"If there is no concurrence for approval, the ARC shall notify the Board of Trustees and the homeowner in writing.**

Major Improvements

Solar Panels changed to Solar Array

Add: Turbines and Antennae

Review of DRAFT 2(B) CONDITIONS, COVENANTS, RESTRICTIONS

Joseph offered the suggestion of not limiting this document to Units 1 and 2 so it could be used in the future for the other Units. No decision was reached.

Article 3.1 and 7.3 must match in regard to how the amount of dues is determined and voted upon annually.

Article 3.2 add the bolded word to the last sentence: "...is held pursuant to these

Article 4.1 is modified as follows: **Architectural Review Committee. The Architectural Review Committee (ARC) shall consist of members of the Board of Trustees of the Association (the Board). Said ARC shall have and exercise.....**

Article 4.2 Approval by Architectural Review Committee Change "solar towers or panels" to **"solar array"**.

Change the second last sentence to read: "...who had **14** days to reply."

Article 5.6 Casey questioned using "Re" before Subdivision.

Article 5.12 The word Panels was replaced with **"Arrays"**

Article 5.13 The numbering was deleted and the two sentences were added to Article 5.12.

The above change will change the numbering for the remainder of Article 5.

Article 5.18 Mention is to be made of the NM Environmental Department.

Article 5.19 Joseph will check with the City on the regulation for setback on the back side of lots.

Article 7.3 The bolded word is to be added to the second sentence: "The dues shall **be** allocated...."

Article 7.6 The first sentence is modified to read: **The failure or delay of the Board to prepare or adopt a budget for any fiscal year shall not constitute a waiver.....**

REPORT FROM REALTORS' ASSOCIATION MEETING

Susan reported the Association wants to see changes made in the new HOA Act. She clarified that the transfer fees at the time of the sale of properties are to go to the HOAs. Hoped-for changes are that the HOAs would not have liability and that the HOAs could put a disclosure form up on the web once a year that the title companies could access.

APPLICATION TO THE STATE

It is noted that the Board is expecting David Dodge to file the application of the SolyLomas Homeowner Association this month as required by the new New Mexico Homeowners' Association Act.

TIMELINES

1. Casey will get the final drafts of the documents e-mailed to the Board asap.
2. Publish the draft documents on the www.solylomashoa.org and Next Door Neighbors.
3. Mail postcard to HOA membership with notification that the draft documents are on the web site and that an upcoming membership meeting to discuss them will be held.
4. Hold HOA Membership meeting on Saturday, July 26 to talk.

Adjournment

Meeting adjourned at 2:55 p.m.

Submitted by Jackie Dulle, secretary