

**SolyLomas Board Meeting  
June 18, 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 1:30 p.m.

**Minutes**

Judy moved the minutes of the Board meeting held on June 4 be approved. Susan seconded the motion which was passed.

**Treasurer's Report**

Judy reported that there was a balance of \$5,018.56 in the bank account as of June 11, 2014.

**Old Business**

**Architectural Review Committee (ARC)**

Casey reported sending a letter to the Wallaces about their solar array at 7 General Sage which had been installed with no approval by the HOA and has raised concerns from their neighbors. The Wallaces acknowledged receipt of the letter and will get back to the ARC. A proposed timeline for the Wallaces is 30 days for them to submit plans to screen the installation and 30 days following approval of the plans for their execution. Joseph reported having met with the firm Positive Energy which had installed the Wallaces' solar array.

Another solar installation is being planned for the Bixby home at 5 Calle Pinonero by the same firm, Positive Energy. The Bixbys will submit their plans when they are ready.

The Baumbach home at the corner of General Sage and SolyLomas is littered with tools from the Baumbach business. Lynn drafted a letter to be sent to the Baumbachs requesting the lot be cleaned up. The letter will be sent initially via e-mail. If no response is received, then a certified letter will be mailed to them.

Casey moved that Lynn Day be nominated as the secretary for the ARC. Susan seconded the motion, which passed.

**New Mexico Homeowners' Association Act**

An extensive discussion was held regarding the SolyLomas Homeowner Association registering with the State in compliance with the New Mexico Homeowners' Association Act. Casey meticulously went through the two pages of "cons" submitted by Bob Thornburg and explained how she had met with him and worked through the issues. She also referenced the comments submitted by Jack Huberman and Nina Dougherty. In the end it appeared that the major adjustment for our Association will be that each member will be **required** to pay the annual dues. Per law, payment history will be tracked and delinquent payment will be assessed only upon sale or transfer of the lot.

The dues will be used for the usual newsletter mailings, P.O. Box rental, annual meeting expenses, etc. We do not foresee the need for corporate or legal oversight to maintain the SolyLomas Homeowner Association. We have a simple operation, therefore reporting to the State should not be onerous. Once the covenants have been agreed upon and renewed, we should have business as usual for the next 50 years.

**Susan moved that the SolyLomas Homeowner Association register with the State by July 1. Joseph seconded the motion which passed unanimously.** David will be contacted about proceeding with the filing.

**Web Site Activity**

Susan will put the draft covenants on the SolyLomasHOA.org web site by the end of June. Bob Thornburg will create a separate area on the Next Door Neighbors web site for the proposed covenants and comments on them. Casey stated the need for someone to manage the input received via the web.

**Covenant Timelines**

Susan will have her secretary type the proposed covenants. Casey, Judy and Jackie will meet on Friday, June 20 at 1 p.m. to work on the accuracy of the names/addresses. Susan offered to e-mail residents about the proposed covenants and the upcoming meeting. A post card will be readied with that same information. A meeting will be held on Saturday, July 26 at 10 a.m. at the United Church of Santa Fe to discuss the proposed covenants and to get input from the residents. Casey will prepare talking points from her discussion notes with Bob Thornburg. Hopefully a vote on the proposed covenants can be taken in the September – October time frame.

**Next Meeting**

A review of the Board of Trustees' insurance policy will be made at the next meeting.

**Adjournment**

Meeting adjourned at 2:50 p.m. Submitted by Jackie Dulle, secretary