

**Sol y Lomas Board Meeting
April 7, 2015
Casey Clendenin's Home**

Board Members Present: Casey Clendenin, President; Jackie Dulle, Secretary; Judy Montano, Treasurer; Lynn Day and Nina Dougherty, members-at-large

Guest Present: Bob Josephs

CALL TO ORDER

Casey called the meeting to order at 3:34 p.m.

TREASURER'S REPORT

Judy reported that the current Association balance is \$5,044.07 with approximately 90 home owners in Sol y Lomas having paid their annual dues for 2015. Judy stated the PRC annual fee of \$10 is now due and Casey reported having paid the HOA domain fee of \$143.88. With those two debits, the remaining balance will be \$4,890.19.

MORNINGSTAR

Bob Josephs told of his work to coordinate the efforts of the various home owner associations and neighborhoods to protest the Morningstar Senior Living Project proposed for some of the land currently owned by the Elks Club at Old Pecos Trail and Calle Sebastian. Bob reported that the proposal had received a 4-1 affirmative vote by the City Planning Commission at its meeting on April 2 and that now the proposal will be heard before the City Council, date unknown at this time. There were a number of protesters at the City Planning Commission meeting. Nina had also attended the meeting and added her observations, including the fact that the landscaping plan showed deciduous trees, which would not make for a good screen in the Winter time. She indicated much of the protest was about the traffic that would be generated by the facility. The property is currently zoned R-1 and it is questioned how a for-profit company can build a 70,0000 sq. ft. facility for care of Seniors on that land. Nina emphasized that the facility would not be used for medical care and that the nearby hospital and doctors' offices would handle the medical needs. Bob stated he will contact Karen Heldmeyer, John Stanke, Jan Brooks and the SENA HOA. Mr. Josephs departed the meeting.

OLD BUSINESS

Architectural Review Committee (ARC)

Dunn, 2304 Old Arroyo Chamiso – Nina will check on their City Building Permit and their neighbor approvals for the expansion.

Dijanni, 112 Calle Paisano – this project needs to be re-visited, especially the provisional approval. It was suggested the procedure for giving provisional approvals needs to be reviewed and discussed by the Board at its next meeting.

Wallace, 7 General Sage – Casey reported she had written Mr. and Mrs. Wallace but had not gotten a response and she will check back with them.

Suazo, 2115 Calle Azulejo – The site visit by Rollin and Susan indicated the expansion as proposed is acceptable under the Covenants. A final architectural plan is awaited.

Kraus, 2317 Calle Halcon – Casey will ask Joseph if he has a license for his home-based business.

Welcome Packet

Casey read the letter she had composed for the packet, which was thought to be good. Lynn suggested some wordage be added about maintaining the quiet, rural environment of this community. Casey said she would be asking Jackie for help in formatting the letter.

Neighborhood Watch

Nina reported she had e-mailed Noah Burke at the City with questions about Neighborhood Watch, among them the legality of circulating personal information of the residents. She quickly received a response from Mr. Burke, who referred her to policeman William Cordova. Nina has left two messages with Mr. Cordova and received no response. She will try again. It was suggested the use of Nextdoor Neighbors web site would be a good substitute for Neighborhood Watch if the latter isn't reinstated.

Dues Payment Reminder

After discussion it was decided the dues payment reminder should be mailed out in July.

NEW BUSINESS**Reinstatement of the Sol y Lomas Logo**

Casey stated it would be desirable to have the Sol y Lomas logo on items such as our letterhead and return address labels. Nina will take a photo of the Sol y Lomas sign and attempt to get the logo onto the computer for that purpose.

Sol y Lomas Web Site

Casey suggested the names of the Board officers and members should be on the front page of the web site. Susan Orth had renewed the domain name and as mentioned above, Casey had paid the fee.

Adjournment

Meeting adjourned at 4:35 p.m.

Submitted by Jackie Dulle, secretary