

DRAFT
Sol y Lomas Board Meeting
May 5, 2015
Casey Clendenin's Home

Board Members Present: Casey Clendenin, President; Susan Orth, Vice-President; Jackie Dulle, Secretary; Judy Montano, Treasurer; Nina Dougherty and Rollin Whitman, members-at-large

CALL TO ORDER

Casey called the meeting to order at 3:30 p.m.

TREASURER'S REPORT

Judy reported that the current Association balance is \$3,983.36, after paying the Board's liability insurance and receiving additional annual dues payments from home owners.

MINUTES OF APRIL 7, 2015 BOARD MEETING

The minutes of the April 7, 2015 Board meeting were amended to reflect the correct findings of the Architectural Review Committee. Casey moved that the minutes be approved as amended. Susan seconded the motion, which carried. The minutes will be posted on the Sol y Lomas HOA web site.

OLD BUSINESS

Architectural Review Committee (ARC)

DiJanni, 112 Calle Paisano – Susan reported that the remodeling plans had been given preliminary approval. The plans have now been accepted by the City and approved by the neighbors. A final letter of approval from the HOA will be sent.

Wallace, 7 General Sage -Casey reported that the shielding fence for the solar array is now half completed and is good quality fencing.

Suazo, 2115 Calle Azulejo – The expansion project has received preliminary approval and awaits an architectural plan.

Hunter, 105 Placita Halcon – Plans for a walled courtyard have been reviewed and approved. Nina will see that they receive a letter of final approval from the HOA.

Morningstar

Nothing definitive was reported on the Morningstar Senior Living Project proposed for land at Old Pecos Trail and Calle Sebastian.

Neighborhood Watch

Nina reported on the packet of information she had received from the City about how to form a Neighborhood Watch program. It was recalled that at the last annual HOA meeting, two members had indicated a willingness to head up such a program. However, in the interim they have not stepped forward. Casey moved that we table the idea of forming a Neighborhood Watch Program in Sol y Lomas and that if we need to communicate serious concerns, we will use our e-mail blast and the Nextdoor Neighbors web site. Motion was seconded and carried.

SolyLomasHOA.org Web Site

It was decided to identify the names of the three Architectural Review Committee members and list their phone numbers on the SolyLomasHOA.org web site. Susan Orth is also listed as the person to contact for HOA documents and assessment information.

Sol y Lomas Logo

Casey is continuing to work on reinstating the Sol y Lomas logo, to be used on our stationery.

NEW BUSINESS

ARC Procedures

Approvals – Nina was complimented for creating a form for collecting approvals of neighbors for architectural projects. For those home owners who submit preliminary drawings of architectural projects, prior to hiring an architect, it was thought granting preliminary approval was a good thing. When the architectural plans are received and approved, a letter of final approval will be sent to the home owners. Susan suggested that she, Nina and Rollin, all of whom comprise the ARC, will meet prior to the next Board meeting, and prepare ARC Guidelines that are clear and current to be presented at the next meeting.

Record Keeping – Casey reported she has a hard copy of all the Architectural Review projects that have been reviewed in the past.

Next Meeting

The next meeting will be held on Tuesday, June 2, at 3:30 p.m. at Casey's home. There will be no meeting in July.

ADJOURNMENT

Meeting adjourned at 4:12 p.m.

Submitted by Jackie Dulle, secretary