

Sol y Lomas Board Meeting
June 9, 2015
Casey Clendenin's Home

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

CALL TO ORDER

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

MINUTES

The minutes of the Board meeting held on May 5, 2015 had been approved earlier via e-mail and are posted on the Sol y Lomas web site.

TREASURER'S REPORT

Judy reported that the current Association bank balance is \$4,245.52. She reported that money had been received from the closing of 2322 Calle Halcon but no money was received from the closing of 2121 Calle Tecolote. It was decided to create a form letter from our HOA to be sent to any realtor selling property within the Sol y Lomas neighborhood, informing him/her of the HOA and the requirement for disclosure forms and payment of any outstanding dues.

OLD BUSINESS

Morningstar

It was decided that Susan would send an e-mail blast to the Sol y Lomas homeowners, giving the web site address of the group that is opposing the development of the Morningstar Senior Living Project proposed for the land at Old Pecos Trail and Calle Sebastian. The web site contains information about the development and petitions that can be signed. The opposition group is making an appeal to the City Council ruling that the development is approved.

Architectural Review Committee (ARC)

Susan and Rollin reported on having contacted Alberto Alcocer, the realtor listing 2107 Calle Tecolote, regarding the removal of a referral sign on Arroyo Chamiso and directional signs per City regulations, and the removal of a second real estate for sale sign, per our Covenants.

Susan distributed a copy of the proposed guidelines for ARC visits to review and approve remodeling/construction on Sol y Lomas lots. It was noted that Nina had created a very good Neighbor Signature Form to be used in the neighbor approval process. The guidelines were found acceptable and will be posted on the web site.

Because there has been a flurry of activity on Next Door Neighbors re Kate Rivers' concern about her neighbor's construction, it was clarified that Kate Rivers' home at 2358 Santa Barbara is outside our HOA boundaries and we have no jurisdiction over the matter.

Casey reported that the screening the Wallaces installed for their solar array at 7 General Sage is very well done.

Rollin reported that the remodeling by the Dunns at 2305 Old Arroyo Chamiso is progressing and that there has been nothing further from the Suazos at 2115 Calle Azulejo.

Mailing for Unpaid Dues

Susan will print out labels for those homeowners who have not submitted their 2015 homeowner dues. Casey will design a post card and have it printed. Jackie will check on the availability of return address labels.

NEW BUSINESS

Lynn reported on an article in today's paper about a renewed move afoot for infill in the City. Susan clarified that our homeowner covenants trump any City zoning regarding the number of dwellings per lot.

Next Meeting

The next Board meeting will be held on Tuesday, August 4th at 3:30 p.m. at Casey Clendenin's home.

ADJOURNMENT

The meeting adjourned at 4:20 p.m.

Submitted by Jackie Dulle, secretary