

2015 ANNUAL MEETING  
Sol y Lomas Homeowner Association  
United Church of Santa Fe  
January 24, 2015

**Members Present:** Casey Clendenin, Joseph Kraus, Jackie Dulle, Judy Montano, Lynn Day, Susan Orth, Rollin Whitman, Nina Dougherty, Molly Archibeque, Melody Sullivan, Jiumei Ruojie, Cheryl Whitman, Jack Huberman, Diane MacInnes, Warren Marr, William Morris, Cathryn Wild, Douglas Maahs, Ernie and Marie Suazo, Mary Maes, Max Myers, Claire McKnight, Kathy Schepps, Robert Josephs, Donna Rae Peth, Florence Lloyd, Peter Ives, David Dodge, Marlon and Aileen Castle, Blanca Surgeon, John Gibbs, Holly Porter, Kathy Elsberry, and Thomas Stanford

**Guests Present:** Karen Heldmeyer and Jan Brooks

**CALL TO ORDER**

Casey Clendenin called the meeting to order at 10:05 a.m.

**INTRODUCTIONS**

The Board members and the other homeowners present introduced themselves and gave their street location in Sol y Lomas. Casey extended thanks to everyone for attending.

**APPROVAL OF THE MINUTES FROM LAST ANNUAL MEETING 1/25/14** Moved by Casey Clendenin and seconded by Judy Montano. Motion passed.

**2014 FINANCIAL REPORT**

Judy Montano, Treasurer, reported the year began with a bank balance of \$3,141.11 and ended with a balance of \$1,648. Dues were collected in an amount of \$5,187.50. The largest expenditure was \$3,960.41 for legal fees having to do with the revision of the Covenants for Units 1 and 2. Peter Ives moved that the Financial Report be accepted and Nina Dougherty seconded the motion, which passed.

**PROPOSED BUDGET FOR 2015**

Judy Montano presented a proposed budget for 2015 in an amount of \$4,088. With this budget proposal, the Board is suggesting the homeowner annual dues be reduced to \$40. While it is required that homeowners pay their annual dues, Casey explained that if a homeowner does not pay the dues, nothing will happen until the property is sold. At that time the unpaid dues will be included in the closing costs and sent to the HOA. A letter notifying all Sol y Lomas residents of the annual dues for 2015 will be forthcoming. Douglas Maahs moved the Proposed Budget for 2015 be adopted. Peter Ives seconded the motion which passed.

**ELECTION OF OFFICERS**

The slate of officers for the upcoming year was presented as follows:

President: Casey Clendenin  
Vice-President: Susan Orth  
Secretary: Jackie Dulle  
Treasurer: Judy Montano  
At Large: Lynn Day  
          Joseph Kraus  
          Rollin Whitman  
          Nina Dougherty

Casey stated there is one opening on the Board if anyone is interested. There was no volunteer. Douglas Maahs moved that the slate of officers be approved as presented. David Dodge seconded the motion, which passed.

**OLD BUSINESS**

**COVENANT REPORT**

Revised covenants for Units 1 and 2 were successfully passed in October, 2014. It is hoped these covenants will be used for the revision of the covenants in the following units, which expire as shown:

Unit 4 – July 2016  
Units 3 and 5 – Spring 2017  
Unit 6 – Fall 2019

Discussion was held on the desire for all the units to have the same covenants and the same expiration date. It was noted by Rollin Whitman that the newly revised covenants for Units 1 and 2 are in perpetuity and have no expiration date. They of course can be amended as necessary. Peter Ives explained that the current covenants for Units 3 – 6 would have to be amended allowing for revision/renewal of them ahead of their expiration dates.

**TRANSFER FEE**

Susan Orth stated that a transfer fee of \$50 is collected by our HOA when the required information about Sol y Lomas HOA is submitted at the time of a property sale. She noted that our fee is a very modest one compared to many other HOAs in the city. She also stated that the State Legislature is expected to make some amendments to the State HOA Act but they will not affect Sol y Lomas because our HOA is not registered under the State HOA Act.

**OFFICIAL SOL Y LOMAS SIGN**

Casey requested that the wooden Sol y Lomas sign at the entrance to the area on Zia Road be kept free of any personal signs.

**BY LAWS**

There was no report.

**ARCHITECTURAL REVIEW COMMITTEE (ARC)**

In response to a question, Casey explained that the Architectural Review Committee is comprised of Board members who review preliminary plans for any outside improvements to Sol y Lomas properties. The main thrust of the procedure is to have neighbor consent to the project. The ARC will make a site visit to the property and if consent has been given to the project by the impacted neighbors, the approval can be given quickly. Casey stated there is additional information about the review process on our web site: [www.solylomashoa.org](http://www.solylomashoa.org) (Other documents including the Covenants and meeting minutes can also be found there.)

**NEW BUSINESS**

**WELCOME COMMITTEE**

Casey reported that Marcia Lenihan and Katy Norton have agreed to organize a Welcome Committee to greet new neighbors when they move into Sol y Lomas. (Following the meeting, Mary Maes offered to serve on the Welcome Committee.)

**EROSION CONTROL**

The recent flooding of the Chamiso and Cloudstone arroyos within Sol y Lomas was very damaging to a number of properties, including 2129 Calle Tecolote, 149 West Zia Road, and 140 West Zia Road. Fixing the problem was noted to be very complex and difficult. One big factor is whether the homeowner owns the arroyo or if the city does. It was reported there is a “fabulous engineer”, R.B. Zaxus, at the City Land Use Department and that she could be a good contact.

**NEIGHBORHOOD WATCH**

Casey asked for volunteers to re-activate Neighborhood Watch in Sol y Lomas. Peter Ives and Rebecca Welling stepped forward. Peter reported that the crime rate in all of Santa Fe increased in 2008 and that it received great emphasis from past Police Chief Rael. The crime rate is now down considerably throughout the city and new Police Chief Garcia is maintaining that close surveillance.

Suggestions offered by residents were that only legitimate businesses with proper credentials be hired to do work on our properties and that the non-emergency police number, 428-3710, be called immediately when any suspicious person or activity is seen. The police have stated their appreciation for such calls.

**MORNINGSTAR SENIOR LIVING PROJECT**

Guests Karen Heldmeyer and Jan Brooks were present to report on the Morningstar Senior Living Project, which is being discussed for construction at Old Pecos Trail and Calle Sebastian on property to be sold by the Elks Club. Even though the area is zoned R-1, there appears to be some loophole in that there are no dwelling units. While the official application has not as yet been filed with the City, the facility has been said to consist of 73,500 sq. ft. with 104 beds. Once the application is filed and the facts are known, a petition in opposition will be published. It is thought such construction would be precedent setting along Old Pecos Trail, an historic and beautiful corridor into the city of Santa Fe. There is an ad hoc steering committee working to oppose the project and it was requested that there be representation from the Sol y Lomas HOA on this committee. Bob Josephs volunteered.

**ADJOURNMENT** The meeting adjourned at 11:20 a.m.

Submitted by Jackie Dulle, Secretary