

Soly Lomas Homeowner Association Board Meeting
May 22, 2017
Susan Orth's Home

Board Members Present: Susan Orth, President; Jackie Dulle, Secretary; Lynn Day, Dave Steinkraus, and Rollin Whitman

CALL TO ORDER

Susan called the meeting to order at 1 p.m.

MINUTES

Jackie reported the minutes of the last Board meeting on April 24, 2017 had been approved by the Board members via e-mail and are posted on the SolyLomas web site (www.solylomashoa.org).

TREASURER'S REPORT

Erika is out of town; therefore, the financial report will be given next month.

OLD BUSINESS

Dues Notice – Lynn mailed our Dues Invoices to the people who had not paid for 2017 which resulted in many additional payments. However, the total dues payments received are about the same as in past years.

Welcome Packets

Jackie reported on the following three properties:

105 Placita Halcon – Michael McGraw – Jackie reported they have not received their packet because they have not contacted her when they were in town. (This is a second home.)

However, upon receiving a copy of the draft Unit 5 Covenants, Michael placed a call to Susan, who had a good discussion with him about the Homeowner Association.

34 General Sage – Will Hawkins and Megan Green – Jackie e-mailed them on May 9, 2017 but has had no response and there has been no observed activity at the house.

2214 Calle Tecolote - Mark Amon and Annika Gusterman – the property has not closed.

Architectural Review Committee (ARC)

107 Placita Halcon – Chris and Kancie Hollis, Screening of Motor Home – **COMPLETED**

120 West Zia Road – Deborah Leliaert and Paula Woolworth, Remodeling and extension - **IN PROGRESS**

2311 Calle Colibri – property doesn't look any better although it appears there has been activity and things have been moved around; allow another month before additional action – **PENDING**

2114 Calle Tecolote – Mark Amon and Annika Gusterman – new shed and coyote fence around the back and north side of the house - **APPROVED**

2119 Calle Tecolote – Christopher Quintana and Joseph Charles – New shed – **APPROVED**. It was noted that a neighbor, who could see the shed from across the arroyo, had not been notified and was upset. This incident was used to emphasize the need for contacting all the

neighbors around such projects who are affected. Susan reminded the Board that two members of the ARC Committee should visit project sites.

110 Calle Palomita – Tim Blose and Janine Pearson – New shed – **APPROVED**

NEW BUSINESS

ARC

140 West Zia Road – Peter and Patricia Ives have requested a variance for building an additional garage, to be attached to a guest house they will build, and another variance for a 10 ft. setback (rather than 20 ft.) to the side property line. The contiguous neighbors have reviewed the plans and approved. A postcard notice was mailed in early May to the entire Sol y Lomas Homeowner Association, asking that any objections to either of these variances be made in writing to the Sol y Lomas Board of Trustees by June 3, 2017. To date two objections to the garage variance and one objection to the 10 ft. setback have been received. **PENDING**

26 General Sage – Dennis and Joann Branch – remodel and addition – have been given the list of neighbors to contact for sign off – **AWAITING ARC APPROVAL**

COVENANTS UPDATE

UNIT 5

- Must be recorded by 8/1/17
- Lynn sent the draft Covenants by USPS to the 27 Lot Owners
- Susan e-mailed the Covenants to the 27 Lot Owners
- As of 5/22/17 eight affirmative votes have been received.
- Board members agreed to contact the homeowners in Unit 5 who have not responded. Deadline for voting by mail is 5/26/17.
- A meeting of the Unit 5 homeowners is scheduled for Saturday, June 3, 2017 at 10 a.m. at 2115 Calle Tecolote for the final tallying of votes. Twenty-one affirmative votes are necessary to pass the Covenants.

UNIT 3

- Must be recorded by 10/11/17
- Will be discussed at next month's Board meeting.

Solylomashoa.org Website

Dave continues to keep the website current. There is a link to the draft Unit 5 Covenants on the website.

Trustees

The need for additional trustees was again cited.

NEXT MEETING

The next Board meeting will be held on Monday, June 26, 2017 at 1 p.m. at 2115 Calle Tecolote.

ADJOURNMENT

Meeting adjourned at 1:55 p.m.

Submitted by Jackie Dulle, Secretary