

SPECIAL MEETING
Sol y Lomas Homeowner Association
United Church of Santa Fe
June 24, 2017

Board Members Present: Susan Orth, President; Jackie Dulle, Secretary; Erika Spallitta, Treasurer; Lynn Day and Dave Steinkraus. **Homeowners Present:** Benny Bachicha, Nina Dougherty, Robin Dunlap, Dottie Fitch, John Gibbs, Barbara Ingram, Peter and Pat Ives, Peter Kahn, Judy Montoya, Michael Ortiz, Elaine Pacheco, Laurence Romero, Larry Socea, Carolyn Stone, Sean Weiner, and Carolyn Whitehill. **Guests:** Sadie and Pat Salazar

CALL TO ORDER

President Susan Orth called the meeting to order at 10 a.m.

TREASURER'S REPORT

Treasurer Erika Spallitta reported the bank balance for the Association is \$4,875.86

REQUEST FOR VARIANCE

Susan explained the meeting had been called to hear and vote on the request by Peter and Pat Ives for a garage as part of a guest house they plan to build for Pat's parents, Sadie and Pat Salazar, on their property at 140 West Zia Road. The current Covenants for Units 1&2, in which this property is located, allow only one garage on the property. A postcard notice about this request had been mailed to all the Sol y Lomas homeowners on May 1, 2017. Three objections to the variance request were received by mail, necessitating this special HOA meeting.

Peter Ives then took the floor, first introducing his in-laws, Pat and Sadie Salazar, for whom the guest house is being built. He presented the architectural plans for the guest house, which will be 1,500 sq. ft., and the garage which is 13' ft. wide and 20' deep and attached to the guest house.

Discussion was offered by homeowners, both for and against the variance. Those opposed were concerned about the area becoming too dense and setting a precedent for more infill and those for the variance were complimentary of the Ives' concern for aging parents and the fact that the guest house garage would be largely invisible to the neighborhood.

A vote on the variance request was taken which, together with several proxy votes received prior to the meeting, resulted in 19 affirmative votes and 7 negative votes. With a majority vote required, the variance request was approved.

ADJOURNMENT

Meeting adjourned at 10:40 a.m.

Submitted by Jackie Dulle, Secretary