

Sol y Lomas Homeowner Association Board Meeting
June 3, 2017
Susan Orth's Home

Board Members Present: Susan Orth, President; Jackie Dulle, Secretary; Erika Spallitta, Treasurer; Lynn Day and Dave Steinkraus

CALL TO ORDER

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

OLD BUSINESS

UNIT FIVE COVENANTS

The meeting had been scheduled for the lot owners in Unit 5 to attend and discuss the proposed revised Covenants, and to cast a ballot for/against them. However, no lot owners were present.

Susan reported to date, out of 27 lot owners, there were 21 affirmative votes, one negative vote and one abstention. With the required $\frac{3}{4}$ majority of affirmative votes received, Lynn moved that the proposed Unit 5 Covenants be approved. Dave seconded the motion, which passed.

Since there is some time prior to the deadline for recording the revised Covenants, Jackie suggested they not be immediately recorded and that perhaps the remaining four outstanding ballots will be received in time to be included in the tally.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

140 West Zia Road – Peter and Patricia Ives had requested a variance for building an additional garage, to be attached to a guest house they will build, and a second variance for a 10 ft. setback (rather than 20 ft.) to the side property line. A post card notice was mailed in early May to the entire Sol y Lomas Homeowner Association, asking for any objections. June 3, 2017 was set as the deadline date for receiving such objections.

Additional garage: 3 objections received

Ten ft. setback for guest house: 2 objections received.

Dave will inform the Ives that they may build their requested guest house with the 10 ft. setback. However, if they wish to pursue building the additional garage, a meeting of the entire Association will be called for a vote on the matter. It will be incumbent upon the Ives to generate positive interest in attending the special meeting, if they wish to take that route.

108 Placita Halcon – Maverick Lobe - ARC approval had been given for solar panel installation at this address. Recently, Deborah Leliaert and Paula Woolworth at 120 West Zia Road, who had not been included in the neighbor signoff for this project, contacted Susan about the less than desirable view of the installation from their property. Dave stated that the installation is to be screened and that the metal would not remain shiny. However, Dave and Susan will visit the 120 West Zia Road property and talk with the owners about the situation. This incident once again emphasizes that the neighbor signoff for ARC projects should include any and all neighbors who could be affected by the projects.

NEW BUSINESS

NEED FOR ADDITIONAL BOARD MEMBERS

The need for additional Board members was discussed with a couple of suggestions being made.

UNIT THREE COVENANTS

Unit 3 Covenants must be renewed and recorded by October 11, 2017. There are 29 lots in Unit 3 and 22 affirmative votes from Unit 3 will be necessary to approve them . Susan will send the final draft copy to Dave for formatting . Following that they will be mailed to the Unit 3 lot owners for a vote.

THANKS

Thank you to Susan for providing quiche and coffee!

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 11 a.m.

Submitted by Jackie Dulle, Secretary