

**Sol y Lomas Homeowner Association Board Meeting**  
**June 26, 2017**  
**Susan Orth's Home**

**Members Present:** Susan Orth, President; Jackie Dulle, Secretary; Erika Spallitta, Treasurer; Lynn Day and Rollin Whitman

**CALL TO ORDER**

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

**TREASURER'S REPORT**

Treasurer Erika Spallitta distributed a financial report as of today's date showing an Association balance of \$5,354.78. She reported there had been four property transfers.

**MINUTES**

Secretary Jackie Dulle reported the minutes of the Special Meeting held on Saturday, June 24, 2017, had been approved by the Board members via e-mail and will be posted on the SolyLomas web site.

**OLD BUSINESS**

**Welcome Bags**

**34 General Sage** – Will Hawkins and Megan Green; Jackie had emailed them on May 9<sup>th</sup> but has had no response; she will check with them again.

**2114 Calle Tecolote** – Anika Amon and Mark Hosenfeld – Jackie will deliver their welcome bag

**141 West Zia Road** – Larry and Maggi Socea had been leasing this property for the past four years and purchased it in May, 2017. Jackie will deliver their welcome bag.

**Architectural Review Committee (ARC)**

**2311 Calle Colibri** – Rollin has contacted the City of Santa Fe Code Enforcement Division again about the unsightly appearance of this property and plans to call again the end of the week to see what action has been taken.

**26 General Sage** – Dennis Branch submitted remodel plans, which were approved. Rollin will check back with him to be sure there have been no changes.

**NEW BUSINESS**

**Properties for Sale**

**2107 Calle Tecolote** – Sherry McGee

**6 Calle Pinonero** – Bill and Nancy Denman

**2124 Calle Tecolote** – Molly Archibeque

**106 Placita Halcon** – Richard Godfrey – sale to close end of July

**ARC**

**140 West Zia Road** – Peter and Patricia Ives – guest house with attached garage – 2 variances approved. Guest house setback variance was approved by the ARC after the ARC visited the property and the Ives presented signatures of all affected neighbors approving the plans. A variance for a garage attached to the guest house (Making two garages on the property) was

approved at a Special HOA Meeting held on 6/24/17 by a vote of 19 affirmative, 7 against. Dave e-mailed ARC approval to the Ives.

**120 West Zia Road** – Paula Woolworth and Deborah Leliaert contacted the ARC about the Lobe solar array at 108 Placita Halcon. It is clearly in their view corridor. Dave and Rollin will meet with Paula and Deborah to identify acceptable solutions and then contact the Lobes to reach a mutually acceptable resolution.

**General Sage – Baumbach Property** Kim Unger, 113 Sol y Lomas, contacted the ARC about the Baumbach property on General Sage. There has been an old couch on the lawn and various construction materials all over the property. Susan explained that the ARC has made previous contact with James Baumbach, but that his property is not a part of the Sol y Lomas HOA. It was suggested to Kim that he call the City of Santa Fe Code Enforcement Division. Another Sol y Lomas homeowner, Barbara Ingram at 24 General Sage, had complained about this same matter to Susan at the Special Meeting on June 24<sup>th</sup> and had already contacted the City. Susan suggested she also contact Kim Unger.

#### **Covenant Updates**

**Unit 5 Amended Covenants Approved** with 23 affirmative votes received. Amended Covenants are adopted and were recorded with Santa Fe County on June 26, 2017. Susan will email the amended Covenants to those with current email addresses and Lynn will USPS mail them to two homeowners who do not have email capability.

**Unit 3 Covenants** need to be recorded by 10/11/17. Need 21 affirmative votes. Dave is working on formatting the DRAFT Covenants to send to the Trustees for comments/revisions. The target for emailing them to the Unit 5 homeowners is the first or second week of August.

#### **SolyLomasHOA.org website**

Dave will post the Unit 5 Amended Covenants to the website.

#### **Trustees**

The need for additional trustees was cited again. Three names were suggested and they will be contacted.

#### **NEXT MEETING**

The next Board meeting will be held on Monday, July 24<sup>th</sup> at 1 p.m. at Susan's home.

#### **ADJOURNMENT**

Meeting adjourned at 1:55 p.m.

Submitted by Jackie Dulle, Secretary