

**Sol y Lomas Homeowner Association Board Meeting**  
**July 24, 2017**  
**Susan Orth's Home**

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

**CALL TO ORDER**

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

**TREASURER'S REPORT**

Because of Treasurer Erika Spallitta's absence from the meeting, she had e-mailed a financial statement showing the Association has a bank balance of \$7,853.15. She did note that there are three outstanding checks totaling \$706.37. She also indicated she had received a check, yet to be deposited, in the amount of \$320 for a transfer fee and dues in arrears from the Godfrey Family Trust for the property at 106 Placita Halcon.

**MINUTES**

Secretary Jackie Dulle reported the minutes of the Board meeting held on June 26, 2017, had been approved by the Board members via e-mail and were posted on the SolyLomas web site by Dave. Jackie then read a gracious thank you letter from Rev. Talitha Arnold, Senior Minister at The United Church of Santa Fe, for the \$500 donation made by the Sol y Lomas HOA in memory of our Past President Casey Clendenin for the Youth Scholarship Fund.

**OLD BUSINESS**

**Unit Five Covenants**

Dave posted the newly adopted Unit Five Covenants on the SolyLomas web site. Susan e-mailed the Covenants to home owners with current e-mail addresses and Lynn USPS-mailed Covenants to the remaining owners. Unit Five Covenants are finished.

**Welcome Bags**

**34 General Sage** – Jackie reported having sent a second e-mail to [gmhawkins@gmail.com](mailto:gmhawkins@gmail.com) (Will Hawkins and Megan Green), and receiving no response. Dave reported the owners are Will and Gem who plan to make this property a long-term rental in the days ahead. The house is currently unoccupied. Susan will attempt to clarify their contact address.

**2114 Calle Tecolote** – Jackie delivered a welcome bag to Anika Amon and Mark Hosenfeld

**141 West Zia Road** – Jackie delivered a welcome bag to Larry and Maggi Socea.

**Architectural Review Committee (ARC)**

**2311 Calle Colibri** – Rollin reported following up with the City of Santa Fe Code Enforcement Division on the unsightly appearance of this property. A letter was mailed to the property owners, who live out of State, and the property was cleared of all trash and vehicles, as reported by neighbors. Rollin was informed the property will be put on the market. This case is considered closed.

**26 General Sage** – Rollin reported having checked back with Dennis Branch on the remodeling being done at this address and there had been no changes from the original plans which were approved.

**120 West Zia Road** – Dave reported he and Rollin had met with Paula Woolworth and Deborah Leliaert about their unhappiness with the appearance of the solar array installation in the yard of Maverick Lobe at 108 Placita Halcon, which had been approved by the ARC. It was thought the presentation by the solar installation company had been misleading in view of the fact that the screening comes only part-way up the metal installation so that shiny aluminum posts can be easily viewed from the 120 West Zia Road property. Several options to screen the metal installation are being discussed by the concerned parties, but no resolution has been reached as yet.

#### **Properties for Sale**

**2107 Calle Tecolote** – Sherry McGee

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

**2124 Calle Tecolote** – Molly Archibeque – PENDING SALE

#### **NEW BUSINESS**

##### **Property Transfer**

**106 Placita Halcon** – Godfrey Family Trust – Property sale is closing very soon. Check has already been received from the attorney.

##### **Covenant Update**

**Unit Three Covenants** are to be recorded by 10/11/17. Twenty-two affirmative votes from the 29 lot owners will be necessary to pass the amended Covenants. Dave has formatted the DRAFT Covenants and will e-mail a final draft copy to the Board members today. The target date for mailing out the proposed Covenants to all Unit Three home owners is August 14<sup>th</sup>. A letter and ballot will accompany the Covenants, with a request to return the ballots by September 9<sup>th</sup>. If necessary, a meeting of the Unit Three home owners will be held on September 16<sup>th</sup>. Prior to that date, Board members will attempt to secure ballots from all the home owners.

##### **Donation to The Food Depot**

A mailing had been received from The Food Depot requesting either food or funds from the Santa Fe neighborhood associations. Lynn moved that the Sol y Lomas HOA donate \$350 to The Food Depot. Jackie seconded the motion, which carried.

##### **Trustees**

The need for additional Trustees was voiced. A couple of suggestions were made. Efforts to recruit will continue.

#### **NEXT MEETING**

The next Board meeting will be held on Monday, August 28<sup>th</sup> at 1 p.m. at Susan's home.

#### **ADJOURNMENT**

Meeting adjourned at 1:50 p.m.

Submitted by Jackie Dulle, Secretary