

Sol y Lomas Homeowner Association Board Meeting
August 28, 2017
Susan Orth's Home

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

Guest Present: Natalie Walden

CALL TO ORDER

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

CONCERNS VOICED

Lynn Day introduced Natalie Walden who resides in Lynn's guest house. Natalie voiced concerns about the barking of two dogs who live nearby, which she said was very annoying to both her and her husband. Natalie had spoken to the owner once but did not get any assurance the barking would be curtailed. Susan informed Natalie that such nuisances can be reported to the city on an Animal Services Barking Dog Form, a copy of which she gave her. Natalie said if the annoying barking continues, she will approach the owners one more time before submitting the form to the City. Natalie thanked the Board for the opportunity to express her concerns and departed the meeting.

TREASURER'S REPORT

Erika distributed a Financial Report showing the Association has a bank balance of \$6,777.04. Erika pointed out that Sunflower Bank, formerly 1st National Bank, is now charging a monthly \$20 service fee on the account. In the past 1st National Bank did not charge a service fee. If Sunflower Bank cannot offer a different kind of an account for our non-profit HOA, Erika will search out a new bank. Erika reported she would bring any property transfer forms she receives to the next meeting.

MIINUTES

The minutes of the Board meeting held on July 24, 2017 were approved via e-mail and are posted on the Sol y Lomas Homeowner website.

OLD BUSINESS

Welcome Bags

34 General Sage – The owners, Will Hawkins and Megan Green, still have not been reached but Jackie will continue searching.

106 Placita Halcon – Jackie has had several e-mail exchanges with Truel West, owner. The plan is they will be in touch after September 13th.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

120 West Zia – Paula Woolworth and Deborah Leliaert- no update on their concern about the screening of the solar installation at 108 Placita Halcon; file to be kept open.

PROPERTY TRANSFERS

2107 Calle Tecolote – Sherry McGee – **ACTIVE LISTING**

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

2124 Calle Tecolote – Molly Archibeque – **SOLD**

COVENANT UPDATES

Unit 3 Covenants are to be recorded by 10/11/17. (Need 22 affirmative votes.) Lynn mailed a letter, Covenant Draft and a ballot to the 29 Lot Owners. Susan e-mailed the same information to 24 Lot Owners who e-mail addresses on file.

NEW BUSINESS

Property Transfers – Recently Sold

2124 Calle Tecolote – purchased by Katherine and Kristin Slater-Huff

2311 Calle Colibri – purchased by Denise and Carol Huff

SolyLomas Website

Dave reported he had removed the minutes of the special HOA meeting held on June 24, 2017 and added the proposed Unit 3 Covenants to the website.

Welcome Bags

2124 Calle Tecolote –Jackie delivered the bag to Kristin Slater-Huff

2311 Calle Colibri – Jackie will attempt to reach the new owners

Covenant Updates

Unit 3 Covenants need to be recorded by 10/11/17. To date, only 5 affirmative votes have been received, with 22 affirmative votes needed. Questions about the draft Covenants have been received from two Lot Owners. The Board discussed the concerns of one of the Lot Owners and decided to retain the verbiage “One detached single-family dwelling house” in 5.11 and retain the setbacks as described in 5.19 in the draft. Rollin will contact the two Lot Owners who had questions and hopefully resolve their concerns. The Unit 3 Lot Owners who have not voted on the Covenants to date was divided among the Board members, who will contact them. The meeting for the Unit 3 Lot Owners who have not voted is Saturday, September 16th at 10 a.m. at Susan Orth’s home.

The Food Depot

A thank you letter had been received from The Food Depot for the \$350 donation from the Sol y Lomas HOA. Susan announced there would be a dinner at some future date and hopefully one of the Board members would be willing to attend.

Trustees

The need for additional trustees was voiced again. Dave reported having talked to one individual who is thinking about it, but more members are certainly needed.

NEXT MEETING

The next Board meeting will be held on Monday, September 25, 2017 at 1 p.m. at Susan’s home.

ADJOURNMENT

Meeting adjourned at 1:59 p.m.

Submitted by Jackie Dulle, Secretary