

**Sol y Lomas Homeowner Association Board Meeting
September 16, 2017
Susan Orth's Home**

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

CALL TO ORDER

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

TREASURER'S REPORT

Erika reported that Sunflower Bank, formerly 1st National Bank, has changed its policy and is no longer charging a monthly service fee to account holders in place prior to the merger. A motion was made to keep our HOA bank account at Sunflower Bank, and it passed unanimously.

MINUTES

Jackie reported the minutes of the last Board meeting held on August 28, 2017 were approved via e-mail by the Board members and are posted on the website.

PROPERTY TRANSFERS

2107 Calle Tecolote – Sherry McGee – **PENDING SALE**

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

WELCOME BAGS

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

106 Placita Halcon – Jackie has had e-mail exchanges with Truel West and is expecting to hear from him.

2311 Calle Colibri – Jackie delivered a welcome bag to Carol Huff and granddaughter, Veronica. Susan reported that Diane MacInnes has offered to help with the welcome bags.

UNIT THREE COVENANTS

The Trustees followed up with the lot owners in Unit 3 who had not voted and eventually received a total of 23 affirmative votes for the proposed Covenants. Twenty-two affirmative votes were required to approve the Covenants. Therefore, the Covenants are approved. One negative vote was received and five lot owners did not vote. Susan and Jackie will have their signatures notarized on the Covenants and Susan will have them recorded in the County Clerk's office. Dave will post the recorded Covenants to the website.

Rollin had a discussion with a Unit 3 lot owner who suggested several changes to the proposed Covenants. After discussion, the Board voted to make one grammatical change but did not accept the other suggestions. The vote was unanimous.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

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

LOT OWNER CONCERNS

A lot owner outside the HOA had contacted us about not being able to walk in an arroyo. It was clarified that the arroyos are privately owned and owners have been known to post no trespassing signs. Avoiding such areas was thought to be the wisest option. Rollin will contact the City to determine what the rules are about arroyos.

A lot owner on General Sage reported that her neighbor had his trees trimmed and in the process some of her trees were also trimmed without her knowledge. It was suggested that one should always contact the neighbors when having such yard work done. Additionally, this lot owner found a fence put up by a renter to be blocking access to her own property. It was suggested contact be made with the owner of that lot.

THE FOOD DEPOT

Susan reported that the HOA had received an invitation to a Thank You party at the Food Depot on Thursday, October 5, 2017. The invitation was in response to the \$350 donation made by the HOA. Jackie offered to attend to represent the HOA.

NEXT MEETING

The next Board meeting will be held on Monday, October 30, 2017 at 1 p.m. at Susan's home.

ADJOURNMENT

Meeting adjourned at 11:10 a.m., after Susan served delicious quiche, coffee and juice.

Submitted by Jackie Dulle, Secretary