

**Soly Lomas Homeowner Association
The United Church of Santa Fe
January 20, 2018**

Members Present: Susan Orth, President; Dave Steinkraus, Vice-President; Jackie Dulle, Secretary; Erika Spallitta, Treasurer; Trustees Lynn Day and Holly Porter; Sherry Bendrickson, Kathy Schepps, Rollin L. Whitman, Judy Montano, Milo L. McGonagle, Elaine Pacheco, Carolyn Whitehill, Donna Peth, Bob Josephs, Phyllis Weiland, Lily and Charlie O’Leary, David Neville, Ava and David Salman, Nina Dougherty, Kathy Elsberry, Dhari Gray and Claire Johnson, Martha Reagan, and Sean Weiner. **ACSyL Members:** Phil and Connie Wanek-Denfinger, Marilyn and Ed Winter-Tamkin.

CALL TO ORDER

President Susan Orth called the meeting to order at 10:05 a.m.

INTRODUCTION OF BOARD MEMBERS

Susan Orth, President; Dave Steinkraus, Vice-President; Jackie Dulle, Secretary; Erika Spallitta, Treasurer; and Lynn Day, Trustee. Susan announced that a new Board member had just been approved, Holly Porter, who joined the meeting later.

ELECTION OF OFFICERS

Susan explained that she was moving the election ahead on the agenda because a Board member had to leave the meeting early.

President:	Susan Orth
Vice-President:	Dave Steinkraus
Secretary:	Jackie Dulle
Treasurer:	Erika Spallitta
Trustee:	Lynn Day
Trustee:	Holly Porter

Carolyn Whitehill moved that this slate of officers be approved. Bob Josephs seconded the motion, which passed.

Susan thanked Rollin Whitman, who had recently resigned from the Board, for his years of service on the Board. Susan reminded the group that there are still two openings on the Board and she encouraged volunteers to step forward to serve. Dave Steinkraus as well as Holly Porter will be serving on the Architectural Review Committee, with Susan filling in as necessary.

MINUTES OF THE JANUARY 21, 2017 ANNUAL MEETING

The minutes from the last annual HOA meeting held on January 21, 2017, were approved by the Board, as allowed by Robert’s Rules of Order, and are posted on the HOA web site.

TREASURER’S REPORT

The 2017 Financial Report and the 2018 Proposed Budget had been distributed with the agenda. Erika briefly summarized both documents, saying income for the past year from dues and transfer fees from home sales had resulted in \$6,130. The 2017 expenses were \$4,772.08, resulting in a balance of \$1,357.92.

The proposed budget showed an estimate of \$4,795 from dues, which will remain at \$40 annually, with estimated expenses of \$6,120. Erika noted that a request in legal fees was made because the Board intends to revise the By-Laws this coming year and legal expertise will be necessary. Questions on some of the expense items included PRC Filing (which is required because the Association is a non-profit corporation, ACSyL Membership (SolyLomas HOA is within the ACSyL area), Food Drive (a donation from the HOA was made rather than sponsoring an actual food drive within the neighborhood) and Welcome Committee (together with relevant Covenants and Architectural Review papers, gifts of local honey, NM chile sauce, NM pistachios, and a Santa Fe Welcome booklet are delivered to new homeowners). Bob Josephs moved that the proposed budget for 2018 be approved. Rollin Whitman seconded the motion, which passed.

NEW BUSINESS

Covenants

Susan reported during the past year, the Covenants for two units within Sol y Lomas had been updated by the Board, approved by the homeowners, and recorded in the County Clerk's office:

Unit 5 Covenants recorded on 6/26/2017

Unit 3 Covenants recorded on 9/22/2017

These Covenants were mailed out to the relevant homeowners and can be found on the SolyLomashoa.org website.

The Covenants for Unit 6 will need to be updated, voted on, and recorded by 4/1/2020.

A question was asked what can be done about a house that falls into disrepair. Dave Steinkraus reported this past year a house had fallen into that condition and was reported to the City, who contacted the owners. Happily that situation was resolved when the house was sold.

Arroyos

A question was raised about dumping in the arroyos and arroyo responsibility. Susan noted two instances of debris dumping in the arroyo and in both cases the City came and cleaned it up. However, she did ask Rollin Whitman, who had earlier contacted the City about arroyo matters, to discuss the issue. Rollin explained that the property of homeowners along an arroyo extends into the arroyo and that it is legal to erect No Trespassing signs, if the homeowner so desires, although that is not the norm and not very neighborly. If a fence is constructed, it must be a breakaway fence, allowing the water to pass freely. If there is damage either up- or downstream from a fence that stops water, the homeowner will be responsible for any damage created.

Dog Waste

A lively discussion ensued on the increased dog waste found on the roads, and even flicked into the yards, in the Sol y Lomas area. While it was noted there are many very responsible dog owners who pick up after their dogs, there obviously are others who do not, some of whom may not live within Sol y Lomas. A number of suggestions were made including a notice in one of the HOA mailings, writing a letter to the Editor of the New Mexican, placing a poop baggie on top of the waste with a rock to bring awareness to the owner, a notice on Next Door Neighbors, and posting a sign with a baggie dispenser on Zia Road near Old Pecos Trail where it was suggested some people who do not live in this area park their cars before walking their dogs. Elaine Pacheco offered to work on this issue with the help of others including Ava Salman.

NEIGHBORHOOD NEWS

Susan reported there were seven home sales in the Sol y Lomas HOA in 2017 and the Architectural Review Committee worked with homeowners for approval on 17 projects during the year.

WELCOME FROM TALITHA ARNOLD, Senior Minister at the United Church of Santa Fe

Rev. Talitha Arnold stopped by to welcome the Sol y Lomas Homeowner Association to the United Church of Santa Fe saying they were happy to have the group meet in their facilities. She reported on the expansion underway, including classroom space and a nurture center. They have done some nice landscaping with a Peace Garden to the West of the Church and a Reflection Trail between the Church and St. Michael's Drive. She invited all to take advantage of these outside offerings.

NEW BUSINESS (cont'd)

Old Pecos Trail

Nina Dougherty reported having attended a recent City Council Forum at which the mayoral candidates were present, saying that all nine candidates for Mayor expressed support for keeping the Old Pecos Trail entry into Santa Fe free from commercial development.

Dust Problem

Ava Salman introduced discussion on the grave dust problem the Sol y Lomas area is now experiencing because of the drought. She suggested it made walking unhealthy, was damaging to car brakes, and perhaps affecting the value of the properties. Options suggested were paving or putting down magnesium chloride/sulfate and posting lower speed limit signs. Disadvantages, including no more City money being available for paving to off-set the homeowners' cost and the magnesium surfacing creating other problems, were voiced. Dhari Gray reported having had experience with this issue on Upper Canyon Road and has an extensive report on the research done there. She will forward that information to Ava and to Dave. In the end, Elaine Pacheco moved that the speed limit throughout the Sol y Lomas area be lowered to 15 mph. Bob Josephs seconded the motion, which passed. Susan then asked Elaine to chair a committee to research this issue and report its results to the Board. Ava Salman also agreed to be on the Committee.

ACKNOWLEDGEMENTS

Susan acknowledged the absence of Casey Clendenin, past President and long-serving Board member who died in April, and how much she is missed.

Bob Josephs suggested a round of applause be given for the Board members and their work.

Dave reported that President Susan Orth has been named Realtor of the Year.

ADJOURNMENT

Susan adjourned the meeting at 11:05 a.m.

Submitted by Jackie Dulle, Secretary