

**Sol y Lomas Homeowner Association Board Meeting**  
**January 29, 2018**  
**Susan Orth's Home**

**MEMBERS PRESENT:** Susan Orth, President; Dave Steinkraus, Vice-President; Jackie Dulle, Secretary; Erika Spallitta, Treasurer; Lynn Day and Holly Porter

**CALL TO ORDER**

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

**TREASURER'S REPORT**

Erika reported she did not prepare a new Financial Report because she had just presented one at the HOA Annual Meeting held on January 20, 2018. She did report having received \$155 from the closing of 2107 Calle Tecolote, which represented \$105 in back dues and a \$50 transfer fee.

**MINUTES**

Jackie reported the minutes of the Board meeting held on December 11, 2017 as well as the minutes of the HOA Annual Meeting held on January 20, 2018 have been posted to the Sol y Lomas HOA website, after e-mail approval by the Board members.

**PROPERTY TRANSFERS**

**6 Calle Pinonero** – Bill and Nancy Denman – closed on January 19, 2018; the transfer fee and new owner information has not been received; Susan will contact the title company

**2329 Santa Barbara** – Richard and Mary Malcolm – ACTIVE LISTING

**WELCOME BAGS**

**6 Calle Pinonero** – Jackie will deliver a welcome bag to James and Debra Wilkinson after the new owner contact information has been received

**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

**2121 Calle Tecolote** – Tony Allegretti, Coyote fence was approved

**2107 Calle Tecolote** – Ann and Mark Everett – Shed and fence were approved

New Board member Holly will join Dave on the ARC, with Susan filling in as backup.

**OLD BUSINESS**

Susan reported she was pleased with the Sol y Lomas Homeowner Annual Meeting held on Saturday, January 20, 2018 at the United Church of Santa Fe. The attendance was good with 27 HOA members and four ACSyl members. No new Board members volunteered so the Board complement stands at 6, which is within the range of five to nine members, as dictated by the By-Laws. There was good participation by the attendees at the HOA Annual Meeting and the following matters were brought up.

**Meeting Sign In**

It was suggested a couple of sign-in sheets be passed around on clipboards after people are seated to avoid the hall bottleneck. Jackie will have the clipboards available at the door but will also pass them around later. As a means to be able to acknowledge attendees by name, Susan plans to ask speakers at the Annual Meeting to give their names before speaking.

### **Road Dust**

A point of major discussion at the Annual Meeting was the road dust the Sol y Lomas area is experiencing. Holly stated drivers are traveling too fast and suggested 20 mph or less creates much less road dust, if any. She asked about new speed limit signs, but reportedly the City would approve them only for a densely populated area. Holly suggested a reminder to slow down be included in a mailing to the entire HOA. Elaine Pacheco and Ava Salman were asked at the Annual Meeting to work on this problem and report back to the Board. Dhari Gray had offered to send an extensive report on the research done on this issue on Upper Canyon Road and Dave offered to follow-up with her since it has not been received.

### **Dog Waste**

Susan produced an e-mail from Elaine Pacheco requesting permission from the Board to erect two signs on her property that read: **Please Be A Good Neighbor Clean Up After Your Dog**

The sign measures 14" by 10". It was thought the signs would be put on stakes. Susan moved that this request be approved; Dave seconded the motion, which carried.

Susan thought the Board should explore various options and one suggestion was to place several dispensers with doggie waste bags in the Sol y Lomas area. This was thought to be a good idea by the other Board members. Susan then suggested we invite Elaine and Ava Salman, who was also interested in this issue, to attend the next HOA Board meeting to discuss the matter, explore other options and decide what further steps to take.

### **NEW BUSINESS**

#### **Dues Letter and Invoice**

Susan had prepared a letter and invoice for the \$40 annual dues, both on the Sol y Lomas letterhead, to be mailed to all the Sol y Lomas lot owners early in February. The invoice has a due date of March 1, 2018, which hopefully will get more dues returned in the self-addressed, stamped envelope sooner. Again, Lynn graciously took on the job of getting this mailing out.

#### **HOA Details**

Susan reported updating the HOA/Neighborhood Association information with the City of Santa Fe. She additionally updated the Officers and Directors at CCP (formerly PRC) in the Secretary of State's Office, as well as paid fees for 2016 and 2017. The contact information was changed to Susan with a new login.

#### **Banking**

The HOA is currently being charged \$20/month for its checking account at First National Bank. Los Alamos National Bank (LANB) does not charge monthly for business accounts that maintain a \$500 balance. Jackie moved that the HOA move its checking account to LANB. Dave seconded the motion which carried. Susan and Erika will see that the account is transferred.

#### **By-Laws and Articles of Incorporation**

In preparation for revising the By-Laws and Articles of Incorporation, Susan will e-mail the By-Laws to all the Board members. She asks that they be reviewed prior to the next Board meeting.

### **NEXT BOARD MEETING**

**The next Board meeting will be held on Monday, February 26<sup>th</sup> at 1 p.m. at Susan's home.**

### **ADJOURNMENT**

Meeting adjourned at 2 p.m.

Respectfully submitted by Jackie Dulle, Secretary