

Sol y Lomas Homeowner Association Board Meeting
December 11, 2017
Susan Orth's Home

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

CALL TO ORDER

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

NEW BUSINESS

Rollin Whitman announced, for personal reasons, he wished to tender his resignation from the Board, which was regretfully accepted.

TREASURER'S REPORT

Erika distributed a financial report with all the credits and debits to the Homeowner Bank account showing a balance in the account of \$6,799.24 as of November 30, 2017.

MINUTES

Jackie reported that the minutes of the last Board meeting held on October 30, 2017 were posted on the SolyLomas web site after e-mail approval by the members.

PROPERTY TRANSFERS

Susan reported

6 Calle Pinonero - Bill and Nancy Denman –is now under contract

2329 Santa Barbara - Richard and Mary Malcolm – ACTIVE LISTING

WELCOME BAGS

6 Calle Pinonero - expected to close on January 19, 2018 to James and Debra Wilkinson; Jackie will deliver a welcome bag after that date

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

2129 Calle Tecolote – Gyurme Rabgye – new shed; got all neighbors to sign off and it was approved

2124 Calle Tecolote - Kristen and Kathy Slater-Huff – new fence; got all neighbors to sign off and it was approved

2107 Calle Tecolote – Mark and Ann Everett – will be putting a new shed to the right of the house after receiving permit from the City; future plans to be reviewed at a later date include a fence around the house and converting the garage into a guest house and building a new garage

LOT OWNER CONCERNS

Rollin reported contacting Bill Moore of the City Arroyo Maintenance Dept. after the Board had received questions regarding the City rules on hiking in the arroyos. This is the report from Mr. Moore.

1. Typically it is recommended not to have fences across City designated arroyos with property setbacks on either side of the arroyo. If a fence is present, it must be a breakaway fence that

doesn't impede the arroyo's water flow, otherwise the property owner is in violation of the City Code. If the fence is not a breakaway fence then property damage can result with legal consequences.

2. Arroyo paths that are part of the private property of an owner's lot regardless of setbacks can set up no trespassing designations. Therefore, no trail hiking across those properties.
3. If the arroyo is a designated hiking trail then the property owner can not impede hiking through the arroyo.
4. If arroyos don't have setbacks then the owners of adjacent properties must deal with water flow and come up with their own plans. This, of course, can result in legal and property damage claims if not handled properly by the adjacent owners both up and down stream.

ANNUAL MEETING IN 2018

DATE and PLACE: SATURDAY, JANUARY 20, 2018, 10 a.m. at the United Church of Santa Fe

AGENDA and LETTER TO HOMEOWNERS were reviewed; Jackie will finalize the letter, adding a plea for new Board members

2017 FINANCIAL STATEMENT AND PROPOSED 2018 BUDGET were compiled by Erika, reviewed and approved.

MAILING TO HOMEOWNERS, consisting of the letter announcing the Annual Meeting, the 2017 Financial Report and the Proposed Budget for 2018, will be printed by Susan and mailed by Lynn by January 3, 2018.

MEETING SPACE at the church has been confirmed by Jackie.

SIGN-IN SHEETS will be provided by Jackie.

WATER will be provided by Susan.

PUBLIC REGULATION COMMISSION (PRC)

During the budget discussion it was stated there is some incorrect information regarding our organization at the PRC in the Office of the Secretary of State which Susan will correct.

BY-LAWS AND ARTICLES OF INCORPORATION

It was suggested that during the coming year the Board needs to re-write the By-Laws and the Articles of Incorporation.

NEXT BOARD MEETING

The next Board meeting will be held on Monday, January 29, 2018 at 1 p.m. at Susan's home.

ADJOURNMENT

Meeting adjourned at 2 p.m.

Submitted by Jackie Dulle, Secretary