

**Sol y Lomas Homeowner Association Board Meeting  
December 3, 2018  
Susan Orth's Home**

**Members Present:** Susan Orth, President; Dave Steinkraus, Vice-President; Jackie Dulle, Secretary; Erika Spallita, Treasurer; Lynn Day, Holly Porter, and Kathy Schepps

**CALL TO ORDER**

Susan called the meeting to order at 1:05 p.m.

**TREASURY REPORT**

Erika distributed a financial report, showing a bank balance of \$8,143.48. Susan turned over additional deposits of \$50, a transfer fee for 106 Calle Golondrina, and a \$40 dues payment from Guy McElvain, bringing the balance to \$8,233.48.

**MINUTES**

Jackie reported the draft minutes from the last Board meeting on October 22, 2018 had been reviewed quickly by the Board members and a final copy was emailed and posted on the HOA website within two days.

**PROPERTY TRANSFERS**

**111 SolyLomas Drive** – Active Listing \$925,000

**148 West Zia Road** – Under Contract \$695,000

**WELCOME BAGS**

**106 Placita Halcon** – delivered to Mark Romwalter by Kathy

**22 General Sage** – Kirk and Sheila Ellis – had hoped to move in around Thanksgiving; Jackie will contact again

**124 Ridgecrest Drive** – Hakeem and Mary Jo Edwards; Jackie will contact

**106 Calle Golondrina** – Guru Dham Khalsa and Guru Amrit Khalsa – closed on 10/20/18; waiting for their contact information

**ARCHITECTURAL REVIEW COMMITTEE (ARC) Dave**

**106 Placita Halcon** – Mark and Christa Romwalter - the request for a variance for the enlarged garage with a setback of 31.3' and not the required 35' was mailed to all lot owners within the HOA; no objections were received within the required 30-day time period and the ARC emailed its approval to the Romwalters on 11/1/18.

**26 General Sage** – Joann Branch – guest house pending

**22 General Sage** – Kirk and Sheila Ellis – carport conversion pending

**ARC ROTATION**

The ARC members will rotate monthly responding to new requests. The rotation will designate an initial contact person to respond to the homeowner. ARC members will then collaborate as needed to resolve issues. December – Kathy; January – Holly; February – Dave

**TRUSTEES**

The need for additional Trustees was voiced and discussed. A couple of names were mentioned and Susan will contact them to ascertain their interest in serving on the Board.

**BY-LAWS UPDATE**

The draft Second Amendment to the By-Laws had been approved by the Trustees at the last meeting and was sent back to attorney Stephen Tinkler. Holly stated she expected the final copy to be received this week. The final copy will be sent to all lot owners with the material for the Annual HOA Meeting to be held in January. Members will have the opportunity to review the Amendment and ask questions at the Annual Meeting, however, only the Trustees will vote on the Second Amendment to the By-Laws during the Annual Meeting and if approved will be signed by all the Trustees.

**ARTICLES OF INCORPORATION UPDATE**

Holly will check with Stephen Tinkler on the First Amendment to the Articles of Incorporation, which is being done primarily to correct the name of the corporation. It was thought all current Trustees with their addresses, as well as the agent (David Steinkraus), will need to sign it but it was not clear if it needed to be voted upon.

**HOA ANNUAL MEETING**

The HOA Annual Meeting will be held on Saturday, January 26, 2019, at 10 a.m. at the United Church of Santa Fe, 1804 Arroyo Chamiso, Santa Fe, NM 87505. Jackie has reserved the Learning Center at the Church for the meeting, and will take the contract to the Church with the two \$50 checks for the Facilities Fee and the Deposit. A letter of invitation with an agenda, a proposed budget for 2019, the 2018 Financial Report, the proposed Second Amendment for the By-Laws and proposed First Amendment for the Articles of Incorporation, will be mailed to all HOA lot owners by January 12, 2019.

- Susan will write the welcome letter and agenda and print the labels
- Erika will prepare a proposed 2019 budget and the 2018 financial report
- Lynn will do the mailing; Jackie will help if needed
- Jackie will bring a case of water to the meeting and provide sign-in sheets for the attendees

**NEXT MEETING, JANUARY 7, 2019, 11 a.m. at Susan’s home**

**ADJOURNMENT**

Meeting was adjourned at 2 p.m.

Submitted by Jackie Dulle, Secretary