

**Sol y Lomas Homeowner Association Board Meeting**  
**March 26, 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 1:03 p.m.

**TREASURER'S REPORT**

Erika distributed a financial accounting showing a bank balance of \$8,645.15. She stated that about 100 homeowners have paid their annual dues of \$40 for 2018. Of eight homeowners who requested a report on their past payment of dues (as offered in the dues statement mailed out in February), six of them were paid in full on their dues. Susan reported some updates to the email addresses in our data bank were received with the dues payments. There was discussion on sending a post card reminder to the homeowners who have not submitted their 2018 dues.

**MINUTES**

Jackie reported that the minutes of the last Board meeting held on February 26, 2018 were approved by the Board members via email and are posted on the SolyLomasHOA.org website.

**PROPERTY TRANSFERS**

Susan reported that **2329 Santa Barbara** was sold to Elizabeth Lee and Matthew Lane.

**WELCOME BAGS**

Jackie reported she has not delivered Welcome Bags to the following:

**6 Calle Pinonero** – Jim and Deb Wilkinson – she sent a follow-up email yesterday, since it had been over a month since hearing from them, at which time they did not know when they would be moving into the house.

**2329 Santa Barbara** – Beth Lee and Matthew Lane – she called them on March 21<sup>st</sup> and was told they would not be moving in yet because of things they wanted to do to the house, including a new roof. Subsequently, Jackie sent an e-mail on March 23<sup>rd</sup> telling them that outside work visible to neighbors would need ARC approval, as stated in their Unit Three Covenants, and referred them to the Covenants on the SolyLomasHOA.org website.

**106 Placita Halcon** - Truel and Sheree West – the last contact from them was on August 27<sup>th</sup> while they were out-of-state and the house was being prepared for occupancy. Jackie will contact them again.

## **ARCHITECTURAL REVIEW COMMITTEE (ARC)**

**2307 Calle Halcon** – Charlie and Lily O’Leary – Dave reported he and Holly visited the property. They wish to do some remodeling including changing the sunroom roof to a flat roof from the current pitched roof and adding a portal. ARC is waiting the submission of their plans.

**2313 Calle Halcon** – John and Jennifer Ashton – Dave reported he received a call from them, stating they wanted to put on a new roof and install new windows. Because these changes do not require ARC review, the plans were approved with no visit made.

## **DOG WASTE**

Jackie moved that a 3 sectional waste bag dispenser be ordered and installed at the arroyo where Old Arroyo Chamiso crosses it. Dave seconded the motion which carried. Susan will discuss the matter with Gyurme Rabgye who lives at 2129 Calle Tecolote, whose property backs up to the arroyo at that location. It was noted that there have been no requests for additional signs “Be a Good Neighbor – Pick up after your dog” as posted on the Pacheco property on Calle Tecolote and Calle Paisano.

## **REVIEW OF BY-LAWS**

The original By-Laws of The Sol Y Lomas Home Owners’ Association dated January 19, 1983, and the First Amendment dated January 17, 2004 were reviewed for the purpose of updating the By-Laws. The name of the organization will be changed to: Sol y Lomas Homeowner Association. Numerous small changes to the document were suggested, reflecting the current operation of the Association. Susan will prepare and distribute a draft copy of the revised By-Laws to the Trustees. Once they have completed their revision, the proposed By-Laws will be sent to a real estate lawyer for review. They will be mailed out to all the lot owners prior to the Annual Meeting where the revised By-Laws will be voted on by the Trustees of the Association.

## **ARTICLES OF INCORPORATION**

Susan reported she had paid the fee due for our Certificate of Incorporation as a Non-profit corporation in the State of New Mexico and filed the Corporate Annual Report for 2017. However, with the change in the name of the Association, it was thought revised Articles of Incorporation should be submitted and she asked the members to review the Articles.

## **NEXT MEETING**

The next Board meeting will be held on Monday, April 23, 2018 at 1 p.m. at Susan Orth’s home.

## **ADJOURNMENT**

Susan adjourned the meeting at 2:17 p.m.

Submitted by Jackie Dulle, Secretary