

**Sol y Lomas Homeowner Association Board Meeting
April 23, 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

Guests Present: Elaine Pacheco and Ava Salman

CALL TO ORDER

Susan called the meeting to order at 12 noon.

CALLE TECOLOTE SURFACING

For information purposes only, Elaine and Ava had been invited to the meeting to give an update on their effort to obtain votes from the lot owners on Calle Tecolote, for the surfacing of Tecolote using recycled asphalt from other roads in the City which are being re-paved. Elaine reported there are 27 owners living on Tecolote. Elaine and Ava have received 10 affirmative votes and 4 negative votes. Elaine reported the City official would not give her the necessary percentage of votes for the project to move forward. Paving projects that require payment from affected lot owners require 80% approval; however, since this project will be free to the residents, no percentage was given. The roads in Sol y Lomas are all City roads and maintained by the City and not the HOA. Therefore, the HOA is taking no official stand on the matter. Three e-mails had been received by the HOA about the project with questions – two from Tecolote residents and one on an adjoining road. Susan reported she would respond to the e-mails. There was some sentiment that surfacing Tecolote would diminish the rural nature of this area and also produce faster vehicle speeds which would be a safety issue.

REDUCED SPEED LIMIT IN SOL y LOMAS

An email that Elaine had sent to City Councilor Peter Ives was distributed. In it she asked for Peter's support in lowering the speed limit throughout Sol y Lomas to 15 mph. Elaine had made this motion, which was seconded and passed with no objection, at the Sol y Lomas Homeowner Annual Meeting on January 20, 2018. It was hoped that the lowering of the speed limit would help in controlling the possible increased speed of vehicles after any road surfacing in the neighborhood. It was asked if speed bumps were possible with the recycled asphalt and yes they are. But it was suggested that would be a matter to be explored later. Susan thanked Elaine and Ava for their efforts on this project and they left the meeting.

EMAIL PRIVACY POLICY

Some comments had been received regarding the fact that the Tecolote residents were informed of the possible surfacing of Tecolote via email. While technically not an HOA matter, Susan stated she believed this was an important enough matter for email to be used and remarked this had been the first time to ever use email for a non-HOA matter. After discussion, Dave suggested in the future, that the HOA Board alert residents who would be receiving such an email.

TREASURER'S REPORT

Erika distributed a financial accounting of the HOA bank account, showing a balance of \$9,428.95, after some current expenses are paid. Susan will order checks for the new account at LANB. Susan reported that so far in 2018, \$4,680 had been received in dues. If all 156 lot owners pay, the amount will be \$6,240. It was decided to send out email reminders to those lot owners who have not paid their 2018 dues.

MINUTES

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

PROPERTY TRANSFERS

Susan reported there were no property transfers during the past month.

WELCOME BAGS

Jackie reported she had not delivered any Welcome Bags since last meeting. The three home owners listed below will receive bags when their situations allow it.

106 Placita Halcon – Truel and Sheree West – suggested late April

6 Calle Pinonero – Jim and Deb Wilkinson – recent family death

2329 Santa Barbara – Beth Lee and Matthew Lane

ARCHITECTURAL REVIEW COMMITTEE (ARC)

110 Calle Palomita –Tim Blose and Janine Pearson - Holly reported visiting them to review the proposed solar installation on their roof. She said it was fine, would not project high on the roof and the frame would not reflect the sun because of black matting. An email of approval will be sent to them.

2307 Calle Halcon – Charlie and Lily O’Leary – waiting on their remodeling plans.

134 Ridgecrest – Bill Morris and Cathryn Wild – waiting on plans for driveway gate

DOG WASTE

A dog waste bag dispenser has been purchased for the arroyo at Old Arroyo Chamiso. Susan contacted Gyurme Rabgye about the 4X4 post dispenser installation, which Dave will do. Susan and Jackie will have keys to refill the bags.

ARTICLES OF INCORPORATION

The only item in The Articles of Incorporation that needs change is the name: from THE SOL Y LOMAS HOME OWNERS’ ASSOCIATION to Sol y Lomas Homeowner Association. Jackie moved that this be done, Susan seconded the motion, which carried, with one negative vote. It was explained the negative vote was cast to acknowledge the efforts of the Stamms, the founding builders of this area, who had given the corporation its original name.

BY-LAWS

Susan explained that the By-Laws cannot be re-written, only amended. Therefore, the changes she had outlined on papers that were circulated for review, will create the Second Amendment to the By-Laws. Multiple changes were discussed, with the major ones listed here. To agree with the Articles of Incorporation, the name will be changed. While all property owners are considered members of the HOA, Article II will be modified indicating there is only one dues amount and one vote per lot. In Article III, the Annual Meeting will take place on a date in January. Throughout the By-Laws, correspondence will be expanded to include digital mailing. Article IV will state that the trustees will have two-year terms and are not employees of the corporation. Another draft of the proposed changes will be produced and circulated for review. An attorney will be contacted to review the proposed Second Amendment. Holly is checking on the possibility of attorney Stephen Tinkler doing this review.

NEXT MEETING

The next Board meeting will be held on Monday, May 21, 2018 at 1 p.m. at Susan Orth’s home.

ADJOURNMENT

Susan adjourned the meeting at 1 p.m.

Submitted by Jackie Dulle, Secretary