

Sol y Lomas Homeowner Association Board Meeting
June 18, 2018
Susan Orth's Home

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

CALL TO ORDER

Susan called the meeting to order at 1 p.m. She welcomed Kathy Schepps to the Board as a new Trustee.

TREASURER'S REPORT

Erika was unable to be present at the meeting so there was no financial report.

MINUTES

Jackie reported the minutes of the last Board meeting held on May 21, 2018 were approved by the Board members via email and are posted on the SolyLomas website.

PROPERTY TRANSFERS

22 General Sage – Active Listing

127 Ridgecrest – Pending, to close 7/6/18

WELCOME BAGS

Welcome bags still need to be delivered to 106 Placita Halcon, Truel and Sheree West, and to 2329 Santa Barbara, Beth Lee and Matthew Lane, and after 7/6/18, to 127 Ridgecrest, Leslie Lakind.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

7 Calle de Valle – Kathy Schepps had requested approval for a coyote fence; Holly and Susan visited the property and reviewed the plans and the neighbor signoffs. An approval from the ARC was sent.

2313 Calle Colibri – Marvin Godner had earlier sent an email to the HOA with his concerns about traffic control on Calle Colibri because of the dust and speed of the vehicles. Holly talked to him. He is interested in having Calle Colibri resurfaced and was given contact information for Elaine Pacheco.

134 Ridgecrest Drive – Cathryn Wild and Bill Morris had contacted the HOA about putting in a driveway gate; however, no specific plans were received by the HOA ARC for review; subsequently the gate was installed.

2307 Calle Halcon – Charlie and Lily O'Leary submitted plans for their remodel and have received the signoffs from the neighbors; now waiting for the City permit, after which an ARC approval will be sent.

26 General Sage – JoAnn Branch has requested to build a guest house and received signoffs from her neighbors, one being a provisional one from a neighbor concerning the location of the guest house. A second neighbor had concerns that the guest house might be built over his water line. The City could not confirm the location of the concerned neighbor's water line. The ARC will not give final approval until the owner has approval from the City and that information has been shared with the neighbor to the north.

25 General Sage – Carlos Gallegos wishes to replace his windows; Dave reviewed the project with him; such replacement does not require ARC approval, but his inquiry was appreciated.

111 Sol y Lomas – Kim Unger wishes to replace the windows in his guest house and re-stucco the guest house the same color as the main house. Susan requested an email from him, and will send an approval once it is received.

127 Ridgecrest Drive – Leslie Lakind has requested a field fence in his backyard to contain his dogs. All the neighbors have signed off with the exception of one, who has been impossible to contact. If that neighbor cannot be reached, approval will be given.

BY-LAWS

Susan, Holly and Jackie will meet with attorney Stephen Tinkler on 6/19/18 to review the proposed Amendment #2 to the By-Laws.

Articles of Incorporation

The name change is the only modification needed to the Articles of Incorporation – **Sol y Lomas Homeowner Association** – which will also be discussed with Mr. Tinkler on 6/19/18.

RESURFACING ROADS AND TRAFFIC CONTROL

Elaine Pacheco reported the City will resurface Calle Tecolote with recycled asphalt. Eighty percent of the Calle Tecolote residents had approved the project. The City hopes to complete the project this summer or fall. Elaine has offered that we share her contact information with any other Sol y Lomas residents interested in the process she and Ava Salman experienced with the City.

Elaine has also contacted City Councilor Peter Ives again about speed limits in the area. Peter will check on guidelines, but suggested to Elaine that speed limits can be changed by HOA and resident approval.

SOL y LOMAS PRIVACY POLICY

The Trustees/ARC will continue to share contact information with residents needing the information to contact neighbors for ARC project signoffs.

FOOD DEPOT DRIVE

The SolyLomas Homeowner Association has been asked again for help in the Food Depot’s Annual Drive. Rather than canvass the HOA residents for food items, it was suggested the HOA send a monetary contribution. Jackie moved that the HOA contribute \$350 to the Food Drive. Lynn seconded the motion, which passed unanimously.

NEXT MEETING

The next Board meeting will be held on Monday, July 16, 2018 at 1 p.m. at Susan Orth’s home.

ADJOURNMENT

Susan adjourned the meeting at 1:43 p.m.

Submitted by Jackie Dulle, Secretary