

**Sol y Lomas Homeowner Association Board Meeting  
August 27, 2018  
Susan Orth's Home**

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

**CALL TO ORDER**

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

**TREASURER'S REPORT**

Susan distributed a financial accounting on behalf of the treasurer who was unable to attend the meeting. There will be a balance of \$9,706.95 after four checks are deposited and a check to the Food Depot is written. Susan noted the Master file is not up to date. Late notices to lot owners who have failed to submit their 2018 annual dues were not sent. After discussion, Jackie moved that at the time of the 2019 dues notices, individual letters to those home owners who have dues in arrears be sent. Dave seconded the motion, which carried.

**MINUTES**

Jackie reported that the minutes of the last Board meeting held on June 18, 2018 had been approved by the Board members via e-mail and were posted on the Sol y Lomas website by Dave.

**SOL y LOMAS POSTING MASTER**

Susan distributed a Sol y Lomas posting master current as of 8/27/2018 .

**PROPERTY TRANSFERS**

- 124 Ridgecrest** – PENDING
- 22 General Sage** – SOLD/Closed
- 127 Ridgecrest** – SOLD/Closed

**WELCOME BAGS**

Jackie reported:

- 106 Placita Halcon**, Truel and Sheree West – no further word received
- 2329 Santa Barbara**, Beth Lee and Matthew Lane – to be delivered later today
- 127 Ridgecrest**, Dr. Leslie Lakind – Holly took bag and will deliver it
- 22 General Sage**, Kirk and Sheila Ellis – will be delivered after they move in late Sept./early Oct.
- 104 Calle Palomita**, Jack Reese – will be delivered
- 124 Ridgecrest**, Hakeem and Mary Jo Edwards – will be delivered after it closes

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

Susan invited new Board member Kathy Schepps to join the ARC and Kathy agreed to do so. Gratitude was expressed to Kathy!

Dave and Holly reported:

**2307 Calle Halcon** – Charlie and Lily O’Leary – remodel had some delays and ARC waiting on revised plans

**26 General Sage** – JoAnn Branch guest house – a neighbor has not been assured of the exact location of the guest house and has been told to contact the ARC if there are problems

**127 Ridgecrest** – Dr. Leslie Lakind – field fence in the backyard was approved; there was a complaint by a neighbor having to do with the workers crossing the neighbors’ property and it was resolved

**104 Calle Palomita** – Jack Reese – major indoor remodeling but no ARC approval required; will re-stucco and obtain neighbor signoffs

**22 General Sage** – Kirk and Sheila Ellis – plan to close in carport to make a studio; will produce a sketch and get neighbor signoffs

**2128 Calle Tecolote** – Lauren Slaff – the Food Truck has been moved off the property

## **RESURFACING ROADS AND TRAFFIC CONTROL**

Susan reported hearing from Elaine Pacheco that the City is a bit overwhelmed with flood issues at this time. Update to follow.

## **BY-LAWS UPDATES**

The revisions requested in a proposed Second Amendment to the By-Laws had been returned from attorney Stephen Tinkler. It was suggested Mr. Tinkler’s draft needs to be compared against what was submitted by the Board. It was agreed that Susan, Holly and Jackie will be responsible for doing this.

## **ARTICLES OF INCORPORATION UPDATES**

The legal names of the current Board of Trustees will be submitted. In the original Articles lawyer Kim Udall is identified as the registered agent and signed the original Articles. It was suggested that his name could be replaced by Stephen Tinkler’s name since he is the attorney working on the Articles.

## **NEXT MEETING**

**The next Board meeting will be held on Monday, September 17, 2018 at 1 p.m. at Susan’s home.**

## **ADJOURNMENT**

Susan adjourned the meeting at 1:45 p.m.

Submitted by Jackie Dulle, Secretary