

Sol y Lomas Homeowner Association Board Meeting
February 26, 2018
Susan Orth's Home

MEMBERS PRESENT: Susan Orth, President; Dave Steinkraus, Vice-President; Jackie Dulle, Secretary; Erika Spallitta, Treasurer; Holly Porter

GUESTS PRESENT: Elaine Pacheco and Ava Salman

CALL TO ORDER

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

DOG WASTE

As a follow-up to the discussion at the Homeowners' Annual Meeting in January, Elaine Pacheco and Ava Salman had been invited to the Board meeting to discuss the issue of dog waste in Sol y Lomas. Elaine reported she had ordered two signs with the message "Be a Good Neighbor Pick Up After Your Dog" from Amazon which were going up today on her property – one at the corner of Tecolote and Paisano and the other near the end of their property on Tecolote, headed toward Arroyo Chamiso.

It was noted that there had been some discussion on the Nextdoor Neighbor website about this issue and Elaine offered to place a posting about the new signs on the website, inviting other neighbors to put up similar positive signs. Ava suggested she would follow up with a second posting.

The Board agreed to put up several dog waste bag stations in common areas such as at the arroyo near Old Arroyo Chamiso and at the pull-out place on West Zia Road just off Old Pecos Trail, along with the above-discussed sign. Dave will drill holes in the signs to allow for single stake posting. Jackie offered to help check the bag supply at the stations.

ROADS

Another issue discussed at the Annual Meeting was the bad dust problem parts of Sol y Lomas are experiencing because of the severe drought. Paving current gravel roads with asphalt millings is not an issue the Board votes on but the residents living on the roads in question. However, because Ava is particularly interested in this effort, as well as others, Susan asked her for an update. Ava reported having earlier spoken with Felipe Trujillo at the City, who informed her asphalt millings are laid at no cost to the residents. However, subsequently Ava had learned there was a cost to the residents, and she had been unsuccessful in reaching Mr. Trujillo to confirm which was true. She stated there would be lots of asphalt millings available this Summer because of some major re-paving projects in the City. Susan said it was her understanding that County residents do not have to pay for asphalt millings, but she was unsure about City residents. Ava agreed to follow-up on this matter.

With thanks from the Board for their efforts, Elaine and Ava left the meeting.

TREASURER'S REPORT

Erika reported that the Homeowners' bank account at First National had been closed and that a check was received for the balance of \$6,387.15 which would be deposited into the new bank account at Los Alamos National Bank, where a balance of \$2,300 already exists. The total balance is \$8,687.15. (Plus one additional dues check received in the amount of \$40.)

MINUTES

Jackie reported the minutes of the Board meeting held on January 29, 2018 had been approved by the Board members via e-mail and were posted by Dave on the Sol y Lomas Homeowner website.

PROPERTY TRANSFERS

2329 Santa Barbara –Richard and Mary Malcolm – UNDER CONTRACT

WELCOME BAGS

6 Calle Pinonero – Jackie had made contact with Jim and Debra Wilkinson and is expecting a callback from them when they are moved in. Jackie will e-mail their contact information to the Board.

2329 Santa Barbara – Matthew N. Lane and Elizabeth E. Lee, the buyers, will be contacted after the closing and the buyer contact information has been received.

13 Calle de Valle – Erika reported learning Kathryn Jones, owner, died and her daughter, Hannah More, is the new owner. Jackie will make contact about taking a Welcome Bag to her.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

2329 Santa Barbara – Susan reported that the house on this property was not built 50 feet from the street and is in violation of the Covenants. The prospective buyers do not wish to purchase the property without receiving a waiver to the setback. Susan produced a waiver form, drawn up by lawyer Karl Sommer, and completed appropriately for this situation. ARC member Dave will take the waiver to Prima Title, sign and have it notarized, so the purchase can go through.

120 W. Zia Road – Paula Woolworth and Deborah Leliaert – no further contact from them regarding the solar installation at **106 Placita Halcon**.

Susan will give Holly the ARC information she needs to participate as an ARC committee member.

BY-LAWS AND ARTICLES OF INCORPORATION

The Articles of Incorporation were discussed. Susan moved that the name be changed from **THE SOL Y LOMAS HOME OWNERS' ASSOCIATION** to **SOL y LOMAS HOMEOWNER ASSOCIATION**. Jackie seconded the motion which passed. That was the only change made to the Articles of Incorporation.

Susan distributed a red-lined copy of the By-Laws and asked the Board members to review them prior to the next Board meeting, when they will be discussed. Dave suggested lawyer review should be requested when the Board has completed its revisions. Jackie also suggested being careful that the By-Laws and recently revised Covenants match.

NEXT BOARD MEETING

The next Board meeting will be held on Monday, March 26, 2018 at 1 p.m. at Susan's home.

ADJOURNMENT

Meeting adjourned at 2:08 p.m.

Submitted by Jackie Dulle, Secretary