

**Sol y Lomas Homeowner Association Board Meeting  
October 28, 2019**

**MEMBERS PRESENT:** Susan Orth, President; Dave Steinkraus, Vice-President; Jackie Dulle, Secretary; Kathy Elsberry, Acting Treasurer; Lynn Day, Holly Porter, Kathy Schepps, Kristin Slater-Huff, and Erika Spallitta

**CALL TO ORDER**

Susan called the meeting to order at 1:03 p.m.

**TREASURY REPORT**

Kathy E. reported the Association bank balance is \$10,959 with no new deposits since last meeting.

**MINUTES**

Jackie reported the minutes of the Board meeting held on 09/30/2019 were approved by most of the Board members via email and are posted on the website.

**PROPERTY TRANSFERS**

- 2126 Calle Tecolote **LISTED \$824,000**
- 24 General Sage **LISTED \$699,000**
- 33 General Sage **LISTED \$650,000**

**WELCOME BAGS - Jackie**

- 2300 Calle Halcon - delivered to Teddy Kreifels and Meg Wilburn on 10/01/19
- 105 Placita Halcon – emailed Steven Lakatos and Cinema Jones on 10/23/19; no response
- 124 Ridgecrest – emailed Hakeem and Mary Jo Edwards on 10/23/19 to check on their move-in date; no response
- 148 West Zia Road – Keith and Paulette Kennedy – expected to arrive in 2020

**ARCHITECTURAL REVIEW COMMITTEE (ARC) - Dave**

- 138 Ridgecrest Drive – Cecilia Kurzweg – solar installation pending

**ARC ROTATION**

November – Dave

December – Kathy S.

January – Holly

**UNIT SIX COVENANTS**

Susan expressed a thank you to Holly and Kathy E. for completing the final draft of the Unit Six Covenants. Susan reported she mailed the Covenant update letter, draft Covenants, and the ballot to the Unit Six Lot Owners on 10/16/19. The letter requested the mailed ballot or proxy vote be returned to the Sol y Lomas HOA by Monday, 10/28/19. As of Saturday 10/26, five votes, all affirmative, had been received. The remaining five Lot Owners who have not voted will be contacted this week.

Lynn will host a meeting at her home on Saturday, 11/02/19 at 4 p.m. for all Unit Six Lot Owners who have not voted, to review the draft Covenants and to vote. The Board of Trustees will also be in attendance at that meeting.

Unit Six Covenants were originally signed on 10/01/1969 and expired on 10/01/2019. The renewal deadline is 04/01/2020.

### **2020 DUES**

Susan distributed a handout showing the history of dues collection from 2010 to 2019. In 2010, the annual dues were \$25, netting \$2,885. In 2014 the dues were increased to \$50 to cover legal costs for revising the Covenants. In the following year, 2015, the dues were decreased to \$40 and have remained the same through the current year. In 2019, \$5,510 has been received from 138 Lot Owners, with 17 Lot Owners not having paid their dues (\$690).

After discussion, Lynn moved that the HOA annual dues for 2020 be decreased to \$35. Kathy E. seconded the motion which passed unanimously. Kathy suggested that next year the dues could possibly be decreased again, if the cash reserves remain strong and there are no foreseeable big expenses in 2021.

### **2020 ANNUAL MEETING**

After discussion, Saturday, 01/25/2020 was selected for the date of the annual HOA meeting at the United Church of Santa Fe. (Subsequent to the meeting Jackie confirmed with the church the Learning Center is available at 10 a.m. for the meeting on that date.)

Susan reminded the Board that the Proposed Budget for 2020, the Financial Report for 2019 and the agenda for the meeting must be mailed to all Lot Owners at least 15 days prior to the annual meeting.

### **NEIGHBORHOOD NEWS**

Susan reported there will be a Planning Commission meeting at the City Council Chambers on Thursday, 11/07/19 at 6 p.m. to hear the case of John and Janet DiJanni, owners of the property at 1849 Arroyo Chamiso Road. The property is approximately 2 acres and they are requesting approval to divide it into four residential lots. From past experience with the houses built by John DiJanni, it was suggested the houses will be an attractive addition to the neighborhood.

### **FUTURE MEETING DATES**

**MONDAY, NOVEMBER 18, 2019, 1 p.m. Susan's home – Board meeting**

**MONDAY, JANUARY 13, 2020, 1 p.m. Susan's home - Board meeting**

**SATURDAY, JANUARY 25, 2020, 10 a.m. – United Church of Santa Fe – Annual Meeting**

### **ADJOURNMENT**

Susan adjourned the meeting at 1:40 p.m.

Respectfully submitted by Jackie Dulle, Secretary