

**Sol y Lomas Homeowner Association Board Meeting**  
**November 18, 2019**  
**Susan Orth's Home**

**Members Present:** Susan Orth, President; Dave Steinkraus, Vice-President; Jackie Dulle, Secretary; Kathy Elsberry, Acting Treasurer; Holly Porter, Kathy Schepps, and Erika Spallitta

**CALL TO ORDER**

Susan called the meeting to order at 1:00 p.m.

**TREASURY REPORT**

Kathy E. reported the Association has a bank balance of \$10,850.20 with no new deposits since the last meeting.

In preparation for the upcoming Annual meeting, Susan presented a projected budget for 2020. She recommended the transfer of \$5,000 into a Savings Account, to be held as a reserve. Kathy E. moved the savings account be established. Erika seconded the motion, which passed. The proposed budget for 2020 was reviewed showing an estimated income of \$4,760, allowing for the expected 19 Lot Owners who do not pay dues, and projected expenses of \$4,560. This was found to be acceptable.

**MINUTES**

Jackie reported the minutes of the last Board meeting held on 10/28/19, as well as minutes from the Board and Unit Six meeting held on 11/02/19, were approved via email and are posted on the Association's website.

**PROPERTY TRANSFERS**

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

**WELCOME BAGS – Jackie**

- 105 Placita Halcon – delivered to Steve Lakatos on 11/2/19
- 124 Ridgecrest – Hakeem and Mary Jo Edwards – no response to email of 10/23/19 re their move-in date
- 148 West Zia Road – Keith and Paulette Kennedy – no further word on their 2020 move-in date

**ARCHITECTURAL REVIEW COMMITTEE (ARC)**

- 106 Calle Golondrina – Dham and Amrit Khalsa – Dave responded to an email request from Affordable Solar for an ARC application for a roof-mounted solar project at this address, stating the request is to come from the homeowners.
- 138 Ridgecrest Drive – Cecilia Kuzweg – solar installation pending

**ARC ROTATION**

November – Dave

December – Kathy S.

January – Holly

## **UNIT SIX COVENANTS**

Susan expressed gratitude to Lynn Day for hosting a reception at her home at 135 Ridgecrest Drive for all Unit 6 Lot Owners to review and discuss the proposed revised Covenants. Six Lot Owners in addition to seven trustees attended the meeting on 11/02/19. As a result of the HOA mailing and the meeting at Lynn's home, the HOA received nine, out of 10, affirmative votes. One vote is still outstanding. Susan and Jackie met and signed the revised Covenants in front of a Notary. Susan took the Covenants to the Santa Fe County Clerk's Office and had them recorded on 11/18/19.

In a discussion about mailing the Restated Covenants via USPS to all Unit Six Lot Owners, Holly suggested, in an effort to save trees, the Covenants be emailed to all Unit Six Lot Owners instead. In addition, Dave will post the Covenants to the website, SolyLomasHOA.org.

## **2020 ANNUAL HOA MEETING**

The Annual HOA meeting will be held on Saturday, 01/25/20 at 10 a.m. at the United Church of Santa Fe, 1804 Arroyo Chamiso Road. Jackie has confirmed the Learning Center is available for the meeting and will submit the required agreement, facility fee of \$50 and deposit fee of \$50. At the time of the meeting, David LaPlantz, sexton, will be paid \$100. It was decided to have water available at the meeting and Jackie will provide the sign-in sheets.

The following will be mailed to all Lot Owners by 01/03/20:

- Welcome Letter
- Annual Meeting Agenda
- 2019 Financial Report
- Proposed 2020 Budget
- Dues statement for 2020 and small return envelope (As approved at the Board meeting held on 10/28/19, the annual dues will be reduced to \$35.)

Susan recommended the mailing be done by MAIL CALL, including printing, stuffing envelopes and postage. The material needs to be at MAIL CALL four days prior to the mailing date.

Election of trustees will be held at the Annual Meeting for those completing two years of service. A very long-standing Board trustee, Lynn Day, has submitted her resignation. In gratitude for her years of dedicated service, a gift certificate will be presented to her.

Earlier in the meeting, Kathy S. asked if the Sol y Lomas sign at West Zia Road and Old Pecos Trail could be refurbished. Discussion was held on the matter and it was decided to put it on the agenda for the Annual Meeting.

## **FUTURE MEETING DATES**

**MONDAY, JANUARY 13, 2020 1 p.m. Board Meeting – Susan's home**

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

## **ADJOURNMENT**

Susan adjourned the meeting at 1:52 p.m.

Respectfully submitted by Jackie Dulle, Secretary