

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

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

Guest Present: Kathy Elsberry, Acting Treasurer

CALL TO ORDER

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

TREASURY REPORT

Susan reported that Erika Spallitta had resigned as Treasurer but will remain on the Board as a Trustee. Kathy Elsberry has volunteered to handle the accounting until another Treasurer is named.

Susan reported that per the changes to the By-Laws approved by the Trustees at the Annual Meeting on January 26, 2019, dues statements were emailed to all Lot Owners with email addresses, approximately 145. Lynn Day mailed USPS dues statements to 10 Lot Owners with no email addresses. Dues checks have been received from 50 Lot Owners. One dues statement was returned, because the property was vacant. Jackie Dulle will attempt to locate the owner of the property.

Kathy Elsberry reported that with the dues recently received, the bank balance is \$11,377.

MINUTES

Jackie reported the minutes of the last Board meeting on December 3, 2018 and the minutes of the Annual HOA Meeting on January 26, 2019 had been reviewed and approved by the Board members via email. She thanked the members for their help in editing the draft minutes. Dave has posted both sets of minutes on the HOA website.

PROPERTY TRANSFERS – Susan

39 Calle Halcon – Rodriguez – PENDING Listing \$485,000

148 West Zia Road – Clendenin – ACTIVE Listing \$695,000

2115 Calle Azulejo – Brown/Stillings –ACTIVE Listing \$389,000

WELCOME BAGS – Jackie

22 General Sage – Kirk and Sheila Ellis –haven't moved in yet – waiting on contract on their current house

124 Ridgecrest – Hakeem and Mary Jo Edwards – not planning to move in until summer or fall

ARCHITECTURAL REVIEW COMMITTEE (ARC) - Dave

26 General Sage – JoAnn Branch – removed from ARC review; house is now a rental

22 General Sage - Kirk and Sheila Ellis – carport conversion PENDING

2124 Calle Tecolote – Kathy and Kristin Slater-Huff – want to change out their front door; Dave requested the design and color of the door but suggested a site visit would not be necessary

ARC Rotation: February – Dave; March – Kathy; April – Holly

BY-LAWS SECOND AMENDMENT

The Trustees approved the Second Amendment to the By-Laws at the Annual HOA Meeting on January 26, 2019. It will be recorded with Santa Fe County.

ARTICLES OF INCORPORATION AMENDMENT

The Amendment to the Articles of Incorporation was signed by David Steinkraus, Registered Agent. Susan will take the signed Amendment to the Secretary of State Office for filing. She will also attend to the \$11.25 annual bill just received.

NEW BUSINESS

UNIT SIX COVENANTS

Susan reminded the Board that the Unit 6 Covenants will expire on October 1, 2019 but can be renewed as early as April 1, 2019. She asked that the Members review the Covenants so they can be discussed at the March Board meeting.

EFFORT TO REDUCE BARRIERS FOR HOMEOWNERS TO ADD A CASITA

Kathy Schepps called the Board’s attention to an effort being made to reduce the barriers for homeowners to add a casita. Susan clarified the Santa Fe Housing Action Coalition is recommending expanding Accessory Dwelling Units (casitas) development and affordability in Santa Fe.

NEXT MEETING

MARCH 25, 2019 at 1 p.m.

ADJOURNMENT

Susan adjourned the meeting at 1:55 p.m.

Submitted by Jackie Dulle, Secretary