

Sol y Lomas Homeowner Association Board Meeting
March 25, 2019
Susan Orth's Home

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

Guests Present: Kathy Elsberry, Acting Treasurer; Kristin Slater-Huff, potential Trustee

CALL TO ORDER

Susan called the meeting to order at 1:01 p.m.

TRUSTEES

Susan introduced Kristin Slater-Huff as a potential Trustee.

TREASURY REPORT

Kathy E. reported that as of 03/23/2019 dues in an amount of \$3,470 had been received from Lot Owners. The Association has a bank balance of \$12,917.

Susan reported that she emailed a second dues reminder notice on 03/05/2019 to all Lot Owners who had not paid by 03/1/2019. That resulted in 25 more Lot Owners paying their dues bringing the total to 84 paid, and 72 not paid. Susan stated that there are 15 owners who have never or rarely paid. It was noted that these delinquent dues will be collected when the properties are sold. After some discussion, it was decided to email a third reminder to the 72 who have not paid. Subsequent to that, a mailing via the US mail will be considered.

The advantage of having the use of PayPal to make dues payment was brought up. Having had experience in setting up PayPal accounts, Holly offered to check out that possibility. Kathy E. offered to research the history of dues payments to determine the time pattern of how they have been received in the past.

MINUTES

Jackie reported that the minutes of the last Board meeting held on 02/18/2019 were approved by the Board members via email and a final copy of the minutes was posted on the Association website by Dave.

PROPERTY TRANSFERS - Susan

111 Sol y Lomas – Unger/McLellan – LISTED \$925,000

105 Placita Halcon - West –CONTRACT PENDING \$640,000

2115 Calle Azulejo –Brown/Stillings – CONTRACT PENDING \$389,000

148 West Zia – Clendenin – SOLD

39 Calle Halcon – Rodriguez – SOLD

WELCOME BAGS - Jackie

148 West Zia – Keith and Paulette Kennedy – nice response received from the Kennedys who are traveling and will be moving in later

22 General Sage – Kirk and Sheila Ellis – waiting for their current house to go under contract

124 Ridgecrest – Hakeem and Mary Jo Edwards – hope to move in this summer or fall

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Dave reported he has had no further word from Kirk and Sheila Ellis on the carport conversion at 22 General Sage.

ARC Rotation: April – Holly; May – Dave; June – Kathy

BY-LAWS SECOND AMENDMENT

Susan reported the By-Laws Second Amendment was recorded at the Santa Fe County on 02/21/2019. Dave has uploaded the document to the website.

ARTICLES OF INCORPORATION AMENDMENT

Susan reported the amended Articles of Incorporation will be filed with the Secretary of State and thereafter will be recorded with Santa Fe County. The 2019 Annual Report, with revisions for the registered agent and Trustees, will also be filed with the Secretary of State.

NEW TRUSTEE

At this point, Susan asked for a vote on the approval for Kristin Slater-Huff as a new Trustee, which was unanimous.

UNIT SIX COVENANTS

The Unit Six Covenants were signed on October 1, 1969 and will expire on October 1, 2019. There is a six months time period, either before or after the expiration date, in which the Covenants can be renewed and recorded. There are 10 Lots in Unit Six, and the necessary ¾ vote to renew will take eight affirmative votes. It was suggested the Unit Three Covenants, the latest Covenants to be renewed in September 2017, be used as a template for revising the Unit Six Covenants. The obvious changes in title, dates and identification numbers will be made in the first part of the Covenants as well as in 1.1 Defined Terms. It was agreed that since real estate attorney Karl Sommer had worked on the renewal of previous Covenants, it would be wise for him to review and advise on the Unit Six Covenants. A sub-committee consisting of Susan, Lynn, a resident of Unit Six, and Jackie will meet with him to discuss this matter.

OLD BUSINESS

Susan reported that Diane MacInnes and Warren Marr, who had suggested a neighborhood gathering at the Annual Meeting held in January, are still working on an acceptable date.

NEXT MEETING

MONDAY, APRIL 22, 2019 at 1 pm

ADJOURNMENT

Susan adjourned the meeting at 2:05 p.m.

Submitted by Jackie Dulle, Secretary