

Sol y Lomas Homeowner Association Board Meeting
April 22, 2019
Susan Orth's Home

MEMBERS PRESENT: Susan Orth, President; Dave Steinkraus, Vice-President; Jackie Dulle, Secretary; 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

Since Kathy Elsberry, the acting Treasurer, was unable to attend the meeting because of her commitment to Earth Day at the Santa Fe Botanical Gardens, Susan reported the following:

- 2019 Dues received from Lot Owners \$4,150 as of 04/20/19 (\$1,000 less than 2018, 2017)
- Bank Balance \$13,647
- Analysis prepared by Kathy of when Dues came in for 2017, 2018 and 2019

2019 DUES

- Susan emailed a Dues reminder notice on 04/05/2019 to all Lot Owners who had not paid by 03/01/2019. Dues were received from 17 more Lot Owners.
- 102 Owners have paid 2019 Dues, 54 have not paid.
- 15 Owners have never, or rarely paid.
- As a follow-up, it was decided that a USPS statement be mailed to the 54 Lot Owners who have not paid. Kristin and Jackie offered to do the mailing.

MINUTES

Jackie reported the minutes of the Trustee Meeting held on 03/25/2019 were approved via email by most of the Board Members and that Dave posted them on the Sol y Lomas HOA website.

PROPERTY TRANSFERS - Susan

- 138 Ridgecrest **LISTED \$850,000**
- 111 Sol y Lomas **LISTED \$925,000**
- 105 Placita Halcon **PENDING \$640,000**
- 2115 Calle Azulejo **SOLD**

WELCOME BAGS - Jackie

- 2115 Calle Azulejo, Megan Mulry and Charlie Whittock – delivered on 04/14/2019
- 22 General Sage, Kirk and Sheila Ellis – plan to move in 05/2019
- 124 Ridgecrest, Hakeem and Mary Jo Edwards - plan to move in later in 2019
- 148 West Zia, Keith and Paulette Kennedy – now plan to rent the house and build a guest house for their temporary quarters later this year

ARCHITECTURAL REVIEW COMMITTEE (ARC)

- 2301 Calle Halcon, Martha Reagan, Coyote Fence – Holly has received the proposal and requested the signoff by the neighbors
- 22 General Sage, Kirk and Sheila Ellis – carport conversion (subsequent to the meeting Jackie received word that this project has been shelved)

ARC ROTATION

April – Holly May – Dave June – Kathy July – Holly

ARTICLES OF INCORPORATION AMENDMENT

- Amended Articles of Incorporation were filed with the Secretary of State on 03/28/2019
- Amended Articles were recorded with Santa Fe County on 03/28/2019
- Dave will post the amended Articles on the Website
- The 2018 Sol y Lomas HOA Annual Report was filed with the Secretary of State on 03/29/2019

UNIT SIX COVENANTS

- Unit 6 Covenants were signed 10/01/1969 and will expire 10/01/2019. They must be renewed by 04/01/2020.
- Susan, Lynn and Jackie met with real estate attorney Karl Sommer on 04/09/2019 and were disappointed he had not reviewed the Unit 6 Covenants and the necessary revisions that had been sent him. A follow-up meeting is scheduled for 04/30/2019.
- Susan attempted to get a draft copy of the Covenants from his office for this Board meeting, but was unsuccessful.

COVENANTS RENEWED

Units 1 & 2 Recorded November 2014
Unit 4, Recorded December 2016
Unit 5, Recorded July 2017
Unit 3, Recorded September 2017
Unit 6, Must be renewed and recorded by 04/01/2020 10 Lots, 8 affirmative votes needed.

NEXT TRUSTEE MEETING

May 20, 2019 at 1 p.m. at Susan’s home.

ADJOURNMENT

Susan adjourned the meeting at 1:38 p.m.

Submitted by Jackie Dulle, Secretary