

**Sol y Lomas Homeowner Association Board Meeting**  
**May 20, 2019**  
**Jackie Dulle's Home**

**MEMBERS PRESENT:** 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**

In the absence of President Susan Orth, Dave called the meeting to order at 1 p.m.

**2019 DUES**

Jackie and Kristin mailed dues statement on 04/23/19 to the 54 Lot Owners who had not paid 2019 dues. Dues were received from an additional 29 Lot owners. Kathy produced a graph showing the collection of 2019 Dues compared to the collection of 2018 and 2017 Dues. She stated that our collection is ahead of last year. It was decided not to pursue additional collection efforts at this time but to re-consider it in July.

**TREASURY REPORT**

Kathy E. reported

- \$5,310 has been received in 2019 Dues from Lot Owners as of 05/10/19
- 131 Lot Owners have paid; 25 are unpaid
- Bank Balance is \$13,498

**MINUTES**

Jackie reported the minutes of the last Trustee meeting held on 04/22/2019 were approved via email and were posted to the Sol y Lomas website by Dave.

**PROPERTY TRANSFERS**

- 138 Ridgecrest **LISTED \$795,000**
- 111 Sol y Lomas **PENDING \$925,000**
- 105 Placita Halcon **PENDING \$640,000**
- Calle Palomita **PENDING \$1,145,000**

**WELCOME BAGS**

Jackie reported that no welcome bags were delivered during the past month. The following new Lot Owners have not moved in.

- 22 General Sage, Kirk and Sheila Ellis
- 124 Ridgecrest, Hakeem and Mary Jo Edwards
- 148 West Zia, Keith and Paulette Kennedy

**ARCHITECTURAL REVIEW COMMITTEE (ARC)**

- 2301 Calle Halcon, Martha Reagan, Request for ARC approval for a 990 ft. coyote fence. The issue is that Martha is not able to get all the neighbors to sign off on the project. Holly and Kathy S. met with Martha and the builder and walked the property line. It became apparent that the

placement of the fence was a contentious issue. Recently the HOA received a copy of a letter from neighbor Mark Baker stating his concerns about where the fence would be built and how the proximity of the placement to their driveway and front yard area was of grave concern. Kathy S. reported on the information she had received from the City regarding the building of fences and removal of trees in order to build the fence. Holly and Kathy will draft a letter to both parties and ask the board to review and edit the content prior to emailing to the involved parties.

- 2124 Calle Tecolote, Kristin and Kathy Slater-Huff, Stucco and exterior improvements Kristin presented their plans for smoothing out the front exterior of their house by removing a balcony, removing some aluminum siding, and replacing a door with a window. This work will be done prior to having the house re-stuccoed and she produced a sample of the stucco color. The project was found acceptable and approved.

#### **ARC ROTATION**

**May – Dave**

**June – Kathy S.**

**July – Holly**

#### **ARC – FYI**

Susan sent word that 105 Placita Halcon is under contract. The survey showed that the Hollis driveway to their guest house at 107 Placita Halcon encroaches onto the 105 Placita Halcon lot. The HOA/ARC did approve the guest house, but does not deal with permits and surveys.

#### **UNIT SIX COVENANTS**

- Have not received a draft of Unit 6 Covenants from attorney Karl Sommer
- Did receive a statement for \$130.13 for the 04/09/19 meeting held with Karl Sommer
- Three emails and one vmail since that meeting have not elicited a response

Discussion of either doing the Covenants ourselves or seeking a different lawyer ensued. A couple of lawyer names were put forward. The matter will be discussed with Susan.

Unit Six Covenants were signed 10/01/1969 and will expire 10/01/2019 and must be renewed by 04/01/2020.

#### **COVENANTS RENEWED**

**Units 1 & 2 Recorded November 2014**

**Unit 4 Recorded December 2016**

**Unit 5 Recorded July 2017**

**Unit 3 Recorded September 2017**

#### **NEXT TRUSTEE MEETING**

June 24, 2019 had been suggested as the date for the next Trustee meeting. Jackie stated she would be unable to attend. **An alternate date of June 17, 2019 was recommended, pending approval by the President.**

#### **ADJOURNMENT**

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

Submitted by Jackie Dulle, Secretary