

Sol y Lomas Homeowner Association Board Meeting
June 17, 2019
Susan Orth's Home

MEMBERS PRESENT: Susan Orth, President; 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

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

UNIT 6 COVENANTS

The Unit Six Covenants expire 10/01/2019 and must be renewed and recorded by 04/01/2020. There are 10 Lots and eight affirmative votes will be necessary to renew the Covenants. Susan stated that a draft copy for the Unit Six Covenants had been received from Karl Sommer, after a considerable amount of effort and time. Upon review, this draft copy appeared to be taken from an early set of Covenants and did not contain changes the Board had made in the latest revised Covenants.

It was decided to form a sub-committee consisting of Susan, Lynn, Jackie and Dave to finalize the Unit Six Covenants, as had been done for Unit Three, during the month of July prior to the July Board meeting. Susan will be in contact with the sub-Committee.

2019 DUES

Susan stated the Board would consider pursuing additional collection efforts for delinquent dues at the July Board meeting.

TREASURY REPORT

Kathy Elsberry, Acting Treasurer, reported:

- 2019 Dues, \$5,510 received from Lot Owners as of 06/14/19
- 138 Lot Owners have paid; 17 are unpaid
- Bank Balance \$13,875.51

Kathy circulated a graph which showed the collection of dues to be where we were at this time last year.

Susan proposed we send out a dues statement for 2020 in the notice of the 2020 Annual Meeting with a self-addressed envelope. This idea will be explored later.

MINUTES

Jackie reported the minutes of the Trustee meeting held on 05/20/2019 were approved via email by the Board members and are posted on the web site.

PROPERTY TRANSFERS

- 2126 Calle Tecolote **LISTED \$849,000**
- 138 Ridgecrest **LISTED \$795,000**
- 105 Placita Halcon **SOLD/CLOSED**
- 111 Sol y Lomas **SOLD/CLOSED**
- 104 Calle Palomita **SOLD/CLOSED**

WELCOME BAGS

- 105 Placita Halcon – Steven Lakatos and Cinema Jones – Jackie will contact
- 111 Sol y Lomas – Ellen Cash – Jackie will deliver on 06/18/2019
- 104 Calle Palomita – Richard Dickson/Raquel Fernandez – Jackie will contact
- 22 General Sage – Kirk and Sheila Ellis – Jackie will deliver in July
- 124 Ridgecrest – Hakeem and Mary Jo Edwards – have not moved in
- 148 West Zia – Keith and Paulette Kennedy – have not moved in

ARCHITECTURAL REVIEW COMMITTEE (ARC)

- 2301 Calle Halcon – Martha Reagan has begun construction on the coyote fence without ARC approval
- 2110 Calle Tecolote – Neighbor complained about the pile of yard trimmings, which she considered to be a fire hazard. Dave will contact the owner of the rental house, Monique Feldman.

ARC ROTATION

June – Kathy S.

July – Holly

August - Dave

FOOD DEPOT

An invite to a Happy Hour at the Food Depot on 06/20/2019 for its volunteers and donors had been received. Kathy S. offered to attend and represent the Sol y Lomas HOA.

Susan asked if the Board was interested in donating \$300 to the Food Depot again this year in lieu of a food drive. Jackie so moved, Dave seconded the motion and it passed unanimously. It was suggested an increased donation could be discussed when the 2020 Budget proposal was presented at the Annual Meeting in January.

NEXT TRUSTEE MEETING – JULY 29, 1 p.m.

ADJOURNMENT

Susan adjourned the meeting at 1:47 p.m.

Submitted by Jackie Dulle, Secretary