

Sol y Lomas Homeowner Association Board Meeting
August 26, 2019
Susan Orth's Home

MEMBERS PRESENT: Susan Orth, President; Dave Steinkraus, Vice-President; Jackie Dulle, Secretary; Kathy Elsberry, Acting Secretary; 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.

HOA BOARD GET TOGETHER

Susan reported the social gathering for both current and former HOA Board members held on 08/02/19 was quite successful. All current Board members along with some guests attended, as well as three former Board members, Maurice Lierz (and Virginia), Douglas Maahs, and Rollin Whitman (and Cheryl). Thanks to all those who contributed. The Board expressed their gratitude to Susan and Kathy for hosting the event.

TREASURY REPORT

Kathy E., Acting Treasurer, reported the HOA bank balance is \$14,048,02. Only one \$250 check for a transfer fee and back dues has been deposited since last meeting.

Susan reported that she and Jackie had gone back to Enterprise Bank, with the required minutes recommending the change in signees. Erika Spallitta was removed and Jackie Dulle was added.

MINUTES

Jackie reported the minutes of the Board meeting held on 07/29/2019 had been approved by most of the Board members via email and have been posted on the website by Dave.

PROPERTY TRANSFERS

- 2126 Calle Tecolote **REDUCED TO \$829,000**
- 2300 Calle Halcon **PENDING \$677,000**
- 106 Placita Halcon **PENDING (Mark and Christa Romwalter have been living in this house and are now buying it)**

WELCOME BAGS

Jackie reported that since last meeting, she and Lynn had delivered a welcome bag to Cecelia Kurzweg at 138 Ridgecrest.

There are three pending deliveries:

- 105 Placita Halcon – Steven Lakatos and Cinema Jones (planned for September)
- 124 Ridgecrest Drive = Hakeem and Mary Jo Edwards (possibly fall of 2019)
- 148 West Zia Road – Keith and Paulette Kennedy (probably 2020)

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Dave reported he had visited with Cece Kurzweg about her plans to install solar in her home at 138 Ridgecrest Drive. She has already signed a contract with Positive Solar, but because of the backlog the installation will not be made until at least February. The panels will be on the ground behind her house and only two neighbors to the south will be likely to see them and they are not in the HOA. However, Dave suggested that she still meet with them and obtain their sign-off to the project, which she agreed to do.

ARC ROTATION

August – Dave

September – Kathy S.

October – Holly

MEMBER COMMENTS

Diane MacInnes had written the City for clarification regarding the proposed rezoning request by John and Janet DiJanni of the two acre property on the corner of Botolph and Arroyo Chamiso. She received a response from Erin K. McSherry, City Attorney, at the request of Mayor Alan Webber. The rezoning is from R-1 to R-2 and would increase the number of houses on the two acre area by 3, but there would still only be approximately two houses per acre (3 new residences plus 1 existing residence on two acres). If any neighboring land owner seeks rezoning to a higher density, the Planning Commission and Governing Body are not limited by this case as a precedent; that land would require a similar legislative process, involving both the Planning Commission’s and the Governing Body’s review and approval.

UNIT SIX COVENANTS

Unit Six Covenants were signed 10/1/1969 and expire 10/01/2019. The renewal deadline is 04/01/2020. A sub-committee consisting of Susan, Lynn, Jackie and Dave will meet immediately following this meeting to further revise and update these Covenants before sending them back to real estate attorney Karl Sommer for finalization.

NEXT TRUSTEE MEETING –MONDAY, SEPTEMBER 30, 1 p.m.

ADJOURNMENT

Susan adjourned the meeting at 1:23 p.m.

Respectfully submitted by Jackie Dulle, Secretary