

Sol y Lomas Homeowner Association Board Meeting
September 30, 2019
Susan Orth's Home

MEMBERS PRESENT: Susan Orth, President; Dave Steinkraus, Vice-President; Kathy Elsberry, Acting Treasurer; Holly Porter, and Kristin Slater-Huff.

CALL TO ORDER

Susan called the meeting to order at 1:02 p.m.

TREASURY REPORT

Kathy E., Acting Treasurer, reported the HOA bank balance is \$13,178.55. Since last meeting, \$100 in transfer fees have been deposited. One check to Karl Sommers is outstanding, and the other check (to cover his \$943.00 fee) has cleared.

MINUTES

Susan reported that Jackie verified that the minutes of the Board meeting held on 08/26/2019 had been approved by most of the Board members via email and were posted on the website by Dave.

PROPERTY TRANSFERS

- 2300 Calle Halcon **SOLD** (To Teddy Kreifels and Meg Wilburn)
- 106 Placita Halcon **SOLD** (To Mark and Christa Romwalter who have been living in this house.) They paid the \$50 transfer fee.
- 2126 Calle Tecolote **LISTED \$824,000**
- 24 General Sage **LISTED \$739,000**

There was discussion about the new paving on W. Zia Rd. The street was made smoother but not wider and there was concern that, without speed humps, drivers may go more quickly on the road, endangering pedestrians.

WELCOME BAGS:

- 2300 Calle Halcon - Teddy Kreifels and Meg Wilburn asked Jackie to reschedule their planned meeting this past Sunday with her until later in the week.
- 105 Placita Halcon – Steven Lakatos and Cinema Jones, not delivered yet
- 124 Ridgecrest - Hakeem and Mary Jo Edwards, have not moved in
- 148 West Zia Road – Keith and Paulette Kennedy, have not moved in

ARCHITECTURAL REVIEW COMMITTEE (ARC)

- 108 Placita Halcon – Maverick Lobe - Dave reported that Kathy S. gave him the completed sign-off sheet for the planned Studio addition. Susan explained that sign-off sheets are scanned into Google Docs and saved there for five years. Dave said that construction has not begun.

- 138 Ridgecrest Drive – Cecilia Kurzweg - Dave said everything is in order for the solar panel construction, but that building plans have not yet been received from the solar company. The company reported they are so backed up, installation cannot begin until spring. Plans are expected shortly before construction begins.

ARC ROTATION

October-Holly

November-Dave

December-Kathy S.

UNIT SIX COVENANTS

Unit Six Covenants were signed 10/01/1969 and expire 10/01/2019. The renewal deadline is 04/01/2020.

A sub-committee consisting of Susan, Lynn, Jackie and Dave met to further revise and update the Covenants before sending them back to real estate attorney Karl Sommer for finalization. Mr. Sommer completed a cursory draft and sent it to Susan, after much prodding. It still has many editing errors. Susan handed out copies of the latest draft, and members located several inconsistencies in Mr. Sommer’s draft during the meeting. Susan will correct those and email the draft to the entire Board today to make changes and return them by Monday, October 7. Members are asked to make edits in red or to use “track changes” to ensure her draft includes everyone’s input.

After that, Holly and/or Kathy E. will make a final draft. Susan suggested hiring a final copy editor, but Holly has those skills and volunteered to do it. The final draft will be presented to the ten households in Unit Six for approval. At least 8 out of the 10 households must approve them in order for them to be ratified.

Susan will contact Lynn, who lives in Unit Six, as to when she would like to host a gathering of her neighbors to discuss and ratify the Unit Six Covenants.

NEXT TRUSTEE MEETING

MONDAY, OCTOBER 28, 1 p.m.

ADJOURNMENT

Susan adjourned the meeting at 1:43 p.m.

Respectfully submitted by Kristin Slater-Huff