

Sol y Lomas Homeowner Association Board Meeting
February 24, 2020
Susan Orth's Home

Members Present: Susan Orth, President; Dave Steinkraus, Vice-President; Jackie Dulle, Secretary; Kathy Elsberry, Treasurer; 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 – Kathy E.

The Savings Account bank balance is \$5,000.13 and the Checking Account bank balance is \$8,538.86. Annual dues for 2020 have been received from 107, out of 155, Lot Owners. After discussion it was decided to wait until the March Board meeting to discuss mailing out late notices since a few dues continue to come in.

MINUTES - Jackie

The minutes from the Board meeting held on 01/13/20 and the Annual Meeting held on 01/25/20 were approved by the majority of the Board Members via email and were posted on the HOA website by Dave.

PROPERTY TRANSFERS - Susan

- 24 General Sage **CLOSED 02/10/20 \$699,000**
- 33 General Sage **PENDING SALE \$650,000** (Closing 03/03/20 Andrea Fiegel-Roybal)
- 2126 Calle Tecolote **OFF MARKET \$824,000**

WELCOME BAGS - Jackie

No welcome bags were delivered during the past month. The following Lot Owners have not moved in:

- 24 General Sage - Katja Theobald/Kevin Asher – hope to move in early April
- 124 Ridgecrest Drive – Hakeem and Mary Jo Edwards – don't have a move-in date yet – haven't sold their current house and doing some work on the Ridgecrest house
- 148 West Zia Road – Keith and Paulette Kennedy are still abroad

IMPORTANT INFORMATION MAGNETS

Susan reported Jackie had brought her a magnet with important contact numbers that Jackie's sister had worked on for a Neighborhood Watch group. Since publishing a list of important numbers had been raised at the Annual Meeting, Jackie suggested the HOA might like to consider purchasing such magnets for the Association Members, as well as posting the numbers on the HOA website as had been recommended at the Annual Meeting. The Board was quite favorable to the magnet idea and discussed various numbers considered important to our area. Jackie offered to work up the list of numbers, after verification of them, and email them to the Board. Including the HOA website and a date on the magnet were additional suggestions. Kathy E. offered to take care of the colors and background on the magnet. Susan had contacted ALLEGRA, who has done printing/ mailing for the HOA in the past, and she suggested it would be cost efficient to have them do the magnets, as well as an accompanying letter with the Cheatgrass information, rather than sending out a postcard. This suggestion was well received.

ARCHITECTURAL REVIEW COMMITTEE (ARC) - Dave

- 136 West Zia Road – Bob Thornburg – solar rooftop install by owner – Dave will contact him
- 2108 Calle Tecolote – Douglas Maahs/Tobi Clement – large white trailer had been seen on the lot, but today it is not there. If it returns, Dave will contact them and he and Kathy S. will make a site visit.
- 134 Ridgecrest Drive – Bill Morris/Catheryn Wild - a call had been received from a neighbor on Tranquillo who has concerns about the appearance of some construction on this Lot. Dave will contact the owner.
- 33 General Sage – This Lot is pending sale and the buyer’s attorney has asked for a Compliance Report from the ARC. Having no such procedures in place, the Board unanimously voted that the Sol y Lomas ARC cannot respond to such requests.

ARC ROTATION

February – Dave

March – Kathy S.

April – Holly

ARC WRITTEN RECORDS

Susan stated the Covenants require ARC records be kept for five years. Therefore, it is her intention to delete/trash all older ARC records.

2020 ANNUAL HOA MEETING

Approval for up to \$500 for sign repair at the West Zia Road entrance to Sol y Lomas off Old Pecos Trail was given. Kathy S. handled the project, with the good help of HOA Lot Owners Jon and Rosemary Wallace. The sign is now repaired at a cost of \$467.25. Great thanks to Kathy S.

The only feedback on the Annual Meeting reported was the proposed 15 mph speed limit throughout Sol y Lomas was thought to be rather extreme by several of the attendees.

SOL y LOMAS WEBSITE

Dave reported he will be adding a list of important telephone numbers to the website, in conjunction with those proposed for the magnets, and perhaps adding more. He asked for input from Board members on suggested numbers. In addition, Dave will post the Cheatgrass/Foxtail information received from Ava Salman.

NEXT TRUSTEE MEETING – MONDAY, MARCH 30, 2020, 1 p.m.

Ava Salman will be invited to discuss the strategy for distribution of the Cheatgrass information.

ADJOURNMENT

Meeting adjourned at 2:17 p.m.

Submitted by Jackie Dulle, Secretary