

**Sol y Lomas Homeowner Association Board Meeting**  
**December 28, 2020**  
**Via ZOOM**

**Members Participating:** Susan Orth, President; Dave Steinkraus, Vice-President; Jackie Dulle, Secretary; Kathy Elsberry, Treasurer; Lucia Deichmann, Jeanette Goudaillier, Holly Porter, Gyurme Rabgye and Kathy Schepps

**CALL TO ORDER**

Susan called the Zoom meeting to order at 1:03 p.m.

**MINUTES** – Jackie

The minutes of the November 30, 2020 Board meeting were approved by a majority of the members via email and were posted on the Sol y Lomas website by Dave.

**TREASURY REPORT** – Kathy E.

The HOA bank accounts have a balance of \$5,001 in savings and \$5,577 in checking. Since the last meeting, \$35 for 2021 dues was received from new homeowners.

**PROPERTY TRANSFERS** - Susan

There were no sales of property within the HOA during the last month.

**WELCOME BAGS** – Jackie

- 2319 Calle Halcon – Michelle Egnor/Barry Hunnicutt – delivered with Susan on 12/08/20
- 31 General Sage – Stephen and Gail Walker – delivered with Susan on 12/08/20
- 2316 Calle Halcon – Mark Galt/Emily Haliday – contacted via email, moving from CA in a couple of months

Discussion ensued on sending the information packet in the Welcome Bags on to new lot owners before they move in, if they do not plan to occupy the property immediately, so they will have useful information and especially what they need to do in the event they plan to make changes to the property before their arrival. There was some sentiment that sending hard copies of documents is not environmentally sound when digital copies are available on the website. In the end it was agreed that this idea would be pursued by Jackie, with Susan's help.

**ARCHITECTURAL REVIEW COMMITTEE (ARC)**

- 136 West Zia Road – Bob Thornburg – carport – no further info received – Dave will contact him – **PENDING** – Dave
- 140 West Zia Road – Peter and Pat Ives – solar – thought to be an error – **DELETED**
- 140 West Zia Road – Peter and Pat Ives – shed – no further info received – Kathy S. handed off the project and Dave accepted it – **PENDING** – Dave
- 121 West Zia Road – Alan and Dolores Overton – shed – were sent the info – no response – **PENDING** = Holly
- 2322 Calle Halcon – Brucie Jacobs – fence – **WITHDRAWN** – Kathy S.
- 2114 Calle Tecolote – Anika Amon/Mark Hosenfeld – solar installation – no further info – **PENDING** – Holly

- 2315 Calle Halcon – Blanca Surgeon – Kathy S. reported owner submitted beautiful plans – unable to secure neighbor signoff because the impacted property is unoccupied – Kathy S. handed off the project – **PENDING** – ARC member
- 2119 Calle Tecolote – Joshua Sage/Kirsten Szykitka – travel trailer – since it is temporary until they move in several months no action taken – **DELETED**
- 2300 Calle Halcon – Ted Kreifels/Meg Wilburn – exterior work including portal, deck and shed – beautiful plans and neighbor signoff submitted – site visit made – **APPROVED** – Kathy S.

#### **ARC ROTATION**

**January – Holly**

**February – Lucia (with Dave and Holly)**

**March – Dave**

#### **2021 ANNUAL MEETING – SATURDAY, JANUARY 23, 2021 via ZOOM**

Mailing to all Lot Owners will contain:

- Annual Meeting Welcome Letter – Susan asked for assistance with the letter
- 2021 Meeting Agenda
- 2021 Dues Invoice of \$35 (same as last year) – it was agreed a box to check, if lot owners prefer email only for HOA correspondence, be added to the invoice
- 2021 Budget
- 2020 Financial Statement

Susan will email all of the above to the Board members for review prior to the mailing.

The By-Laws state the notice of the Annual Meeting must be mailed/mailed and posted to the website seven days prior to the meeting. Susan suggested we have a target date of 1/12/2021 for the mailing, which should provide arrival ten days before the meeting. Allegra Marketing will do the printing and mailing. Soon after the USPS mailing for the Annual Meeting, individual late dues notices will be sent to the approximate 26 Lot Owners who are in arrears on dues payments so hopefully they will add these amounts to their 2021 dues.

#### **OLD BUSINESS**

##### **Sol y Lomas Website**

- Update ARC Information – in process – Dave  
Procedures and Guidelines, Architectural Review  
Neighbor Approval – the word notification will replace “approval” on the form
- Update the Trustees and their contact information – done by Holly and Dave – Gyurme will submit his info for the website

#### **THANK YOU TO THE OUTGOING BOARD MEMBERS**

Gratitude was expressed to Kathy Schepps and Erika Spallitta as they resign from the Board on December 31, 2020, for their years of service, Kathy as a dedicated ARC member and Erika as treasurer. They will be missed.

#### **NEXT TRUSTEE MEETING – MONDAY, JANUARY 25, 2021, 1 P.M. via ZOOM**

#### **ADJOURNMENT**

Susan adjourned the meeting at 2:04 p.m.

Submitted by Jackie Dulle, Secretary