

Sol y Lomas Homeowner Association Board Meeting
March 30, 2020
Via ZOOM

Members Participating: Susan Orth, President; Dave Steinkraus, Vice-President; Jackie Dulle, Secretary; Kathy Elsberry, Treasurer; Holly Porter and Kathy Schepps

Guest: Ava Salman

CALL TO ORDER

Susan called the meeting to order at 1:05 p.m.

CHEATGRASS PROJECT

Ava Salman had been invited to the meeting to discuss strategy for distribution of the information regarding the cheatgrass problem to our HOA members. She had originally sent a 4-page presentation of cheatgrass information with photos that Dave posted on the HOA website. Ava reported when she went to the web site the cheatgrass title was not easily seen and she asked that it be made more prominent, perhaps with a box around it. Dave said he would work on it.

Since sending that original information, Ava had submitted abbreviated information for a post card mailing, she understood the HOA was contemplating. However, Susan explained that the plan now is to mail out a magnet with important contact information to all the Lot Owners, accompanied by a letter from the HOA Board. She suggested Ava might like to submit information on a page (double-sided) that could also go into the envelope. Ava agreed to get a sheet of information to the Board soon.

Kathy E. said she thought this effort might qualify as a Master Gardener project, however, because of the current viral pandemic, all Master Gardeners activities have been temporarily canceled. Holly questioned the timing of the mailing. It was pointed out that Ava's literature stated natural herbicides could be used in April on seedlings. On this meeting's agenda Susan had suggested an April 6th mail date which seemed appropriate for the cheatgrass project. Ava signed off from the meeting.

TREASURY REPORT – Kathy E.

The Savings Account bank balance is \$5,000.33 and the Checking Account bank balance is \$8,309.97. Dues have been received from nine more homeowners since last month making a total of 116 Lots paid with 39 unpaid for 2020.

MINUTES – Jackie

The minutes from the Board meeting held on 02/24/20 were approved by the majority of the Board Members via email and were posted on the HOA website by Dave.

PROPERTY TRANSFERS – Susan

- 33 General Sage **CLOSED 03/03/20**

WELCOME BAGS – Jackie

No welcome bags were delivered during the past month. The following addresses are pending:

- 33 General Sage – Andrea Fiegel-Roybal – no response to an email (03/11/20) or phone message (03/28/20)
- 24 General Sage – Katja Theobald/Kevin Asher – hope to move in early April

- 124 Ridgecrest Drive – Hakeem and Mary Jo Edwards – do not have a move-in date yet
- 148 West Zia Road – Keith and Paulette Kennedy are still abroad

IMPORTANT INFORMATION MAGNETS – Susan

ALLEGRA, a local printer on St. Michael’s, printed 200 Sol y Lomas magnets. The shop has kept 155 of the magnets for mailing to Lot Owners. Ava will provide a sheet of information regarding cheatgrass and what to do about it. Susan asked whether we should include a letter from the HOA Board. Jackie thought that would be a nice idea. Susan suggested that perhaps Kristin would be willing to work on the letter. Jackie offered to write up a rough draft, having heard the discussion at this meeting, and send it to Kristin for finalizing.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

- 136 West Zia – Bob Thornburg – solar rooftop install by owner who wants some information from a previous installation in the neighborhood **PENDING –Dave**
- 2108 Calle Tecolote – Douglas Maahs/Tobi Clement – screening RV **APPROVED – Dave**
- 2108 Calle Tecolote – Douglas Maahs/Tobi Clement – carport **APPROVED – Dave**
- 134 Ridgecrest Drive – Bill Morris/Catheryn Wild – coyote fence **APPROVED – Dave**
- 134 Ridgecrest Drive – Bill Morris/Catheryn Wild – casita – **APPROVED – Dave**
- 2122 Ridgecrest Drive – Molly Jacobs – coyote fence – referred owner to website and to obtain neighbor signoffs – **PENDING – Kathy S.**
- 2 Calle Pinonero – John and Diane Gibbs – new house construction on vacant lot with awkward building site because of the arroyo running through it; owners wanted to be sure they would get a variance to the set-back requirements and the notice has been sent to all Lot Owners; three owners have submitted questions which Kathy will forward to the Gibbs; no sketch or architectural drawings have been submitted as yet – **PENDING – Kathy S.**

ARC ROTATION

April – Holly

May – Dave

June – Kathy S.

SOL y LOMAS WEBSITE – Dave

The cheatgrass information from Ava and David Salman as well as the important contact numbers have been added to the website. Dave will add the Variance Request from the Gibbs.

MISCELLANEOUS

Susan asked that Board members keep track of their printing costs for HOA documents and submit them for reimbursement. B/W page is \$.18 and color page is \$.80. Susan reported the booklet of information for newcomers published by the Santa Fe Association of Realtors has been updated. She suggested, rather than printing the booklet which is larger than the former one, a link to the booklet be provided to Sol y Lomas newcomers.

NEXT TRUSTEE MEETING – MONDAY, APRIL 27, 2020, 1 p.m.

The meeting is likely to be held via ZOOM again. Susan will send all members the link.

ADJOURNMENT

Meeting adjourned at 1:52 p.m.

Submitted by Jackie Dulle, Secretary