

**Sol y Lomas Homeowner Association Annual Meeting
Via ZOOM
January 23, 2021**

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

HOA Members: Ava Salman, Diane MacInnes and Warren Marr, Linda Myers, Richard Dickson, Nina Dougherty, Judy Montoya, Jens Deichmann, Wally and Laurel Ausserer, Gary Kilpatric, Kirk and Sheila Ellis, Kathy Schepps, Bill Morris, Ben and Carolyn Whitehill, Keith and Paulette Kennedy, Mark Galt and Emily Haliday, Elaine Pacheco, Deborah Leliaert and Paula Woolworth, Melody Sullivan, Chris Worland and Steve Clark, Diane Gibbs, Anne Wrinkle, Marlon and Aileen Castle, and Byron Goldstein

CALL TO ORDER

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

INTRODUCTIONS

The present Board members listed above introduced themselves. Two new Trustees unable to attend today's meeting are Jeanette Goudaillier and Gyurme Rabgye. The HOA members listed above introduced themselves. While most of them were sitting in their homes in Sol y Lomas, two couples, who have yet to move into Sol y Lomas, were Zooming in from Canada and California respectively. Another HOA resident on business in Palm Springs also Zoomed in.

MINUTES

Secretary Jackie Dulle reported the minutes of the last Annual Meeting held on January 25, 2020, had been approved by the Board and are posted on the Association's website, www.SolyLomasHOA.org, as are the monthly Board meeting minutes.

TREASURY REPORT

Treasurer Kathy Elsberry reported the 2020 Financial Report and the Proposed Budget for 2021, along with the Annual Dues Statement for 2021, had been mailed out to all Lot Owners with the Agenda for this meeting. Kathy thanked Holly Porter, a Trustee, who facilitated setting up a Pay Pal account for the Association, enabling members to pay their dues via Pay Pal. Additionally there is a box on the Dues Statement to check if home owners prefer to switch to paperless/electronic (email) statements and notifications. Kathy reported that to date 2021 dues had been received via 25 Pay Pal transactions and 27 checks. Kathy asked if there were any questions about the Financial Report or the Proposed Budget. A question was asked about the printing and mailing costs. Susan explained that Allegra Marketing Print Mail handled the printing and mailing this past year to the 153 Lot Owners, which included the large mailing for the Annual Meeting and a second mailing in April with the information about combatting the cheatgrass invasion together with a magnet containing important contact information.

Ben Whitehill made a motion that the proposed Budget for 2021 in the amount of \$5,513, together with the estimated income from the 2021 HOA Dues of \$4,760 making a total of \$9,875, be approved. Holly seconded the motion which carried.

ELECTION OF TRUSTEES

The following slate of homeowners was offered as Trustees:

| | |
|-----------------|----------------------|
| Susan Orth | Holly Porter |
| Dave Steinkraus | Lucia Deichmann |
| Jackie Dulle | Jeanette Goudaillier |
| Kathy Elsberry | Gyurme Rabgye |

Kirk Ellis made a motion that the proposed slate of Trustees shown above be elected. Ben Whitehill seconded the motion, which carried.

Susan expressed the thanks of the Board to three members who resigned during the past year: Kristin Slater-Huff, Kathy Schepps and Erika Spallitta. Kathy had been a valuable member of the Architectural Review Committee and Erika had served as Treasurer. They are missed.

NEIGHBORHOOD NEWS

Welcome Bags

Jackie reported on the distribution of information/goodies to new Lot Owners within the HOA. In the past year, seven Welcome Bags were delivered and in two instances successful recruitment of new Board members resulted: Jeanette Goudaillier and Lucia Deichmann. In the case of one new Lot Owner, who purchased the house as an investment, she only wanted the documents, and she was referred to the website. In a second case, the couple was not moving in until after some remodeling work was completed that included exterior work, and they were also referred to the website. And most recently, another couple who are not moving in until the Spring from out-of-state, were sent a hard copy of the documents via USPS. It is planned to continue this new policy for new Lot Owners not moving into Sol y Lomas soon after closing.

The Welcome Bags include a Welcome Letter, the appropriate Covenants for the property, the Architectural Review Committee Guidelines, the Neighbor Notification Form, (the foregoing items can be found on the website), a magnet with important contact numbers (numbers are also on the website), and the 2020 Santa Fe Association of Realtors Information booklet on the City Different. The “goodies” include Buckin’ Bee honey (made by a Sol y Lomas resident and available at Farmers’ Market), green chile sauce from El Pinto in ABQ and Heart of the Desert pistachio nuts from Alamogordo.

Diane Gibbs requested a magnet, as well as a Santa Fe Association of Realtors Information Guide. Diane MacInnes offered to help with the Welcome Bags.

Architectural Review Committee (ARC) – Dave Steinkraus, Holly Porter, Lucia Deichmann, and now retired Kathy Schepps

Dave Steinkraus reported the ARC had received eight applications for solar installations; seven were completed and one was postponed. None were denied. Because of COVID, the process for solar installations has been streamlined. Emails rather than in-person signoffs from neighbors are acceptable, and site visits are often not necessary. Dave stated education of solar installers, that the HOA needs to work with the home owner and not with the installers, has been done in several cases. One new house construction has been approved on the last vacant lot in the HOA. Additionally, one casita, two carports, three remodels and 10 miscellaneous applications for sheds and fences have been approved.

MEMBER COMMENTS

Ava Salman questioned whether anyone was interested in getting involved in the commercial/residential development at the intersection of St. Francis Drive and West Zia Road. There was little response although someone mentioned the amount of artificial lighting likely to emanate from such a development would lessen the ability to stargaze the night sky. It was suggested that information about this development is posted on Nextdoor Neighbors for those interested. Susan suggested if anyone wants to become involved and form a committee, to step forward and let her know.

Linda Myers thanked the neighbors who had been helping get their mail/packages to them. Their house on Santa Barbara is extremely difficult to locate because of poor numbering on that street and much of their mail is mis-delivered.

The sudden death of our very dedicated mail lady, Kellie Ontiveros, on November 15, 2020 was mentioned as an explanation for poor mail service in the past couple of months. Several suggestions for remembering her were made, including a donation to her family and planting a tree in her memory. After discussion Susan asked Diane MacInnes to check out the possibilities and report back to the Board. An earlier motion for a donation was dropped, and Linda Myers moved that up to \$100 be used in Kellie's memory. Elaine Pacheco seconded the motion which carried.

Keith Kennedy suggested that as much HOA business as possible be done on-line, rather than through the USPS.

Ava Salman reminded everyone about the cheatgrass invasion Santa Fe experiences each Spring/Summer. However, after the mailing from the HOA last April, she noted many neighbors had worked hard to eradicate the invasive weed and she said the problem was not as bad in our area as previously. She suggested we might want to consider sending out the same information again this Spring. Dave reminded the members that the information is currently on the HOA website. Additionally it was mentioned that if HOA members have someone who can help with the eradication of the weed, that information should be shared.

Ben Whitehill thanked the Board Members and Committee people for their work on the Board.

ADJOURNMENT

Susan adjourned the meeting at 11:16 a.m.

Submitted by Jackie Dulle, Secretary