

**Sol y Lomas Homeowner Association Board Meeting**  
**February 22, 2021**  
**Via Zoom**

**Members Participating:**

Susan Orth, President; Dave Steinkraus, Vice-President; Jackie Dulle, Secretary; Kathy Elsberry, Treasurer; Wally Ausserer, Lucia Deichmann, Jeanette Goudaillier, Holly Porter and Gyurme Rabgye

**CALL TO ORDER**

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

**MINUTES – Jackie**

The minutes of the January 25, 2021 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**

The HOA bank accounts have a balance of \$5,001 in savings and \$9,076 in checking. An amount of \$3,865 has been received in dues for 2021 from 113 lot owners. Forty dues were received via PayPal and 73 via checks. Six lot owners responded to the letter sent out to those who had not paid dues for the past two years, totaling \$330 received. In one case five years of dues were paid. Fifteen lot owners opted for electronic notifications rather than paper. It was noted that those residents who had paid dues via PayPal had no way to indicate their desire for electronic notifications. An email will be sent to those forty owners asking if that is their preference. Sending an invoice to those who have not yet paid their 2021 dues will be discussed at the March Board meeting. A thank you was made to Holly for setting up the PayPal account.

**PROPERTY TRANSFERS –Susan**

There were no property transfers within the HOA last month.

**WELCOME BAGS - Jackie**

There were no welcome bags delivered last month.

**Pending:**

- 124 Ridgecrest Drive – Hakeem and Mary Jo Edwards
- 2316 Calle Halcon – Mark Galt and Emily Haliday

**ARCHITECTURAL REVIEW COMMITTEE (ARC)**

Holly suggested that the ARC paperwork needs to be better organized. She reported on a case where there was confusion about a project that had been approved in March 2020 but that had just been started in January 2021. Also rather than sending separate neighbor notification emails to the Board or to file, she suggested the emails should be kept by the ARC member responsible for the project, until it is complete and then submitted for the file at one time. Dave readily agreed that with the great volume of emails, this would be wise and that individual folders should be made for each project. Susan stated she has folders for past ARC projects and would share the 2020 and 2021 folders. Kathy suggested the folders be filed by the address and not owner names. The ARC members will work on this improved organization for its projects.

**ARC PROJECTS**

- 140 West Zia Road – Peter and Pat Ives – solar installation – owners contacted - are gathering neighbor signatures – **PENDING** - Lucia
- 136 West Zia Road – Bob Thornburg – carport – called – no response – **PENDING** - Dave
- 140 West Zia Road – Peter and Pat Ives – shed – Lucia will ask about this project since she is handling their solar project – **PENDING** - Lucia
- 121 West Zia Road – Alan and Dolores Overton – shed – no response – Holly will send a reminder – **PENDING** - Holly
- 2114 Calle Tecolote – Anika Amon and Mark Hosenfeld – solar installation – **APPROVED** – Holly
- 2315 Calle Halcon – Blanca Surgeon – solar installation – **APPROVED** - Holly
- 133 West Zia Road – Cleve and Judith Gardner – garage bay – won’t start immediately – **PENDING** - Holly and Wally
- 2316 Calle Halcon – Mark Galt and Emily Haliday – small cat enclosure – **APPROVED** -Holly

**ARC ROTATION**

**March – Dave**

**April – Holly**

**May - Wally**

**SOL y LOMAS WEBSITE** - Dave

Work on updating the guidelines for Trustees has begun. Dave will email them to the Board.

**NEW BUSINESS**

**Memorial for Kellie Ontiveros**

Lucia and Jens have offered to plant a tree on the edge of their property in memory of Kellie Ontiveros, the wonderful postlady who worked the HOA neighborhood and died suddenly in November. A motion had been made at the Annual HOA Meeting to do something in Kellie’s memory and planting a tree was one suggestion. A donation of \$100 from HOA funds had been approved at the Annual Meeting and subsequent to that an additional \$300 has been committed to the project from HOA residents. Lucia stated they would be responsible for the care/watering of the tree and that it would be in view of the many walkers who pass their property. After discussion it was decided to send a notice to all HOA lot owners about the proposal.

**Objection to The Food Depot Donation**

The owners of a property in the HOA wrote comments on the Dues Statement accompanying their 2021 dues, that they objected to the HOA sending donations to The Food Depot from HOA funds. They stated they make their donations directly to such organizations. After discussion it was decided to put this matter on the agenda for the next Annual Meeting in January, 2022, for discussion and a vote. In the meantime a donation will be made to The Food Depot in 2021, as has been done since 2016. Jackie will draft a response to the homeowners.

**NEXT TRUSTEE MEETING – MONDAY, MARCH 29, 2021, 1 p.m. via ZOOM**

**ADJOURNMENT**

Susan adjourned the meeting at 1:50 p.m.

Submitted by Jackie Dulle, Secretary