

SOL y LOMAS HOMEOWNER ASSOCIATION BOARD MEETING

October 25, 2021

Via ZOOM

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

CALL TO ORDER

Lucia called the meeting to order at 1:01 p.m.

MINUTES

Lucia moved that the minutes of the Board meeting held on September 27, 2021 taken by Dave and the minutes of the Special Board meeting held on October 18, 2021 taken by Jackie both be accepted. The motion was seconded and passed. The minutes had been circulated by email for approval and were posted on the Association's website by Dave.

TREASURER'S REPORT - Holly

The HOA bank accounts have a balance of \$5,002.76 in savings and \$9,408.71 in checking. There were no new transfer fees or dues received since the previous meeting.

PROPERTY TRANSFERS

- 104 Calle Palomita – **PENDING** – will close the end of November
- 2305 Calle Halcon – **PENDING**

WELCOME BAGS – Jackie

PENDING

- 111 Calle Enlace – Diane and John Lenssen – have had no response to emails; will now try to contact by phone
- 124 Ridgecrest Drive – Hakeem and Mary Jo Edwards – their remodeling project is still in the ARC approval process; move-in date unknown
- 148 West Zia Road – Keith and Paulette Kennedy – have rented the property until March, 2022; move-in date unknown

ARCHITECTURAL REVIEW COMMITTEE (ARC)

- 124 Ridgecrest Drive – Hakeem and Mary Jo Edwards – Renovation/addition – architect John Padilla sent out initial notification to the neighbors and received a response from a couple; he is now working on final plans which will also be sent to the impacted neighbors; site visit will follow receipt of neighbor signoffs – **PENDING** – Dave
- 105 Calle Pinonero – Will Hawkins and Megan (Gem) Green – solar installation – Lucia noted that the owners had complied with the ARC request to paint the metal on the solar installation and to plant some vegetation; however, there was no evidence of the

coyote fence which also had been requested; Lucia emailed the owners on October 7, 2021 asking about the status of the fence; she received an immediate reply that the neighbors were happy with what they had done and they had decided not to install a fence; Lucia agreed the site looked much more obscure and she talked to a neighbor herself who confirmed he was fine with the site; Dave also stated he was fine with the site. The ARC will meet and discuss the response they plan to send to the homeowners.

– **APPROVED** - Lucia

- 2115 Calle Tecolote – Kathy Elsberry and Susan Orth –RV Screening – homeowners have had affirmative responses from all the neighbors save one; a USPS letter will be sent to that neighbor ; the responses will be sent to Wally; a site visit will be made – **PENDING** – Wally

The matter of the homeowners who had violated the Covenants by not seeking ARC approval for erecting a structure on their property to screen an RV was discussed at length. It was noted that the structure has been built and finished. The City was contacted, and it was learned that no building permit had been issued. The City will follow up on this matter. Lucia, Dave and Wally had met with representatives of a law firm on October 22, 2021 to receive guidance on how to proceed. Minutes of that meeting were emailed to all the Board members. After discussing the pros and cons, Jens **moved that the Sol y Lomas Homeowner Association sign an engagement letter with the law firm and approve costs amounting to approximately \$1,000. Dave seconded the motion.** During discussion on the motion it was decided the motion needed to be amended. **Jens moved that the motion be amended to include having the law firm send a demand letter to the homeowners. Dave seconded the amended motion which carried unanimously.**

During the discussion on the above matter, Dave suggested the ARC procedures need to be modified to protect the Board. Clarification about time limits on ARC projects needs to be made. Lucia suggested the ARC meet and present ideas to the Board.

ARC ROTATION

November – Jens

December – Wally

January – Dave

OLD BUSINESS

ARC Form Issues

The form issues were not addressed and will be taken up at the next meeting.

Website Updates

Holly reported she had updated the home page of the website with the new Board members. Dave agreed to review the ARC page. Holly said she would remove her name from the ARC.

Memorial for Kellie Ontiveros

The memorial for our beloved postal lady, Kellie L. Ontiveros, held on Sunday, October 17, 2021 at 3 p.m. at the home of Lucia and Jens Deichmann and the location of the two trees planted in her memory, was deemed a big success. Forty-four persons attended including 12 of Kellie's

family members, 12 Board and family members, two USPS co-workers and 18 other HOA neighbors. The family expressed great gratitude for acknowledging Kellie in this way,

Lucia asked for recommendations on securing the plaque. Dave suggested using an anchor and offered to help with the project.

Lucia suggested thank yous be sent to those HOA members who contributed to the memorial.

NEW BUSINESS

Sol y Lomas Homeowner Association Annual Meeting 2022

Lucia proposed a date of Saturday, January 22, 2022 for a Zoom Annual Sol y Lomas HOA meeting. A definite time was not determined.

Documents needed and to be discussed at next month's meeting include the following:

- Annual Meeting Letter
- 2022 Annual Meeting Agenda
- 2022 Proposed Budget
- 2021 Financial Statement
- 2022 Dues Invoice (to include notice of unpaid dues?)

Lucia suggested we use Allegra for the mass mailing as had been done for the past two years. (This would not work for those with separate dues notices.)

The mailing must be made no less than fifteen days prior to the meeting. The target date for mailing is January 4, 2022.

NEXT MEETING

The next regularly scheduled Board meeting will be held on Monday, November 22, 2021, at 1:00 p.m. via Zoom.

ADJOURNMENT

Lucia adjourned the meeting at 2:02 p.m.

Submitted by Jackie Dulle, Secretary