

SOL y LOMAS HOMEOWNER ASSOCIATION BOARD MEETING
November 22, 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 1:05 p.m.

MINUTES - Jackie

The minutes of the Sol y Lomas HOA Board Meeting held on October 25 2021 were approved by all Board members but one via email, and were sent out as final copy and posted on the website by Dave.

TREASURER'S REPORT - Holly

The HOA bank accounts have a balance of \$5,002.89 in savings and \$8,973.22 in checking. There were two deposits not reported earlier, a \$50 transfer fee for 137 Ridgecrest Drive and another memorial donation of \$50. Holly reported the Pay Pal account has \$33.50 from the early payment of 2022 dues from homeowners who are going to be out of the country for several months. There have been no other deposits. The total income for all of 2021 is \$6,761.13. Holly requested approval to shred the HOA bank statements from 2017 and it was given.

Susan asked if the transfer fee for the 104 Calle Palomita property, which closed on November 8, 2021 had been received, and Holly reported it had not. Susan will contact the title company about the fee.

PROPERTY TRANSFERS

- 104 Calle Palomita – **CLOSED**
- 2305 Calle Halcon – **PENDING**

WELCOME BAGS – Jackie

- 111 Calle Enlace – Diane and John Lensen – Delivered on November 12, 2021; Diane's mother Patricia is living in the guest house

PENDING

- 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

- 2312 Calle Colibri – Jayne Cotten – has recently moved into the house she purchased in September, 2020 – she had been emailed all the documents earlier but Jackie will deliver the gifts to her soon.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

- 124 Ridgecrest Drive – Hakeem and Mary Jo Edwards – Renovation/addition – architect John Padilla has received approval from all the impacted neighbors; Dave asked the ARC members to review the plans; he asked for a volunteer to accompany him on a site visit – Jens accepted, and it was scheduled for Tuesday, November 23, 2021 9:30 a.m.– **PENDING** – Dave
- 105 Calle Pinonero – Will Hawkins and Megan (Gem) Green – solar installation. – was approved by the ARC in July 2021. Further discussion continued at the October 25, 2021 meeting. However, Dave had received an email from the homeowners stating they had cut down a diseased cottonwood tree. It was suggested they should have contacted the ARC before cutting down the tree and an email should be sent to them conveying that message. But there was some sentiment that that ruling is not in the Covenants and perhaps had been passed down from previous ARC members. The matter will be researched before an email is sent.
- 2115 Calle Tecolote – Kathy Elsberry and Susan Orth –RV Screening –**APPROVED** – Wally
- 2124 Calle Tecolote – Kristin and Kathy Slater Huff – solar installation – letter had been received from the Solar company; response was sent to them stating the HOA interacts with the homeowners and not the solar company; Lucia talked with Kristin; she was obtaining neighborhood signoffs –following receipt of those, a site visit will be held – **PENDING** - Jens
- 2319 Calle Halcon – Michelle Egnor and Barry Hunnicut – coyote fence – has neighbor signoffs and Dave asked ARC members to review the plans on Google Drive; appears to be a 15 ft. setback from the street and a good setback from the neighbor to the north – **PENDING** – Dave

Wally then reported on 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. Board Members had met with a legal team and a demand letter to remove the structure had been sent to the homeowners. Following that, a lengthy letter from the homeowners’ lawyer was received by the HOA. The HOA is now considering its next move and what costs that will entail.

Susan asked what response had been received from the City on this case. Wally reported that he not received any information of use. The City did say it had sent someone out to the site on October 18, 2021, and that the case is working through the system.

Dave suggested that the ARC procedures need to be modified when this current situation is resolved.

ARC FORM ISSUES – will be addressed in several months.

ARC ROTATION

December – Wally

January – Dave

February - Jens

NEW BUSINESS

Sol y Lomas Homeowner Association Annual Meeting via Zoom, Saturday, January 22, 2022, 10:00 a.m.

It was agreed Allegra would do the mass mailing. Jackie stated that those homeowners who had indicated on last year's dues statement that they would prefer only electronic notifications should be emailed the information. Susan said that was only about 15 homeowners and that Holly could find that information in the data base.

Agenda

Lucia suggested some important points regarding the ARC procedures should be presented at the meeting since there seems to be a lack of understanding about them. A report on Kellie's Memorial also should be part of the Annual Meeting .

Documents

Annual Meeting Letter – Jackie will draft

2022 Annual Meeting Agenda – Lucia will prepare

2022 Proposed Budget – Holly

2021 Financial Statement - Holly

2022 Dues Invoice – Holly – it was suggested that Holly recommend the dues for 2022.

Documents must be mailed/mailed/posted to the website to all Lot Owners 7 days prior to the Annual Meeting. The target date for mailing is January 4, 2022.

ENN ZOOM MEETING ON WEDNESDAY, NOVEMBER 17, 2017

Lucia report on an unofficial ENN meeting, held via Zoom, giving early notice that a rezoning request from R-1 to R-3 has been submitted for a parcel of approximately 9.6 acres of land for development at the intersection of Old Pecos Trail and West Zia Road. Three proposals with differing entrances/exits and varying number of lots, ranging from 20 to 30, were presented. Feedback was gathered on the presentation. A formal ENN meeting will be held later. Holly noted that the lot owners whose properties abut the development are very concerned about the small setback, 15 feet, between the proposed lots and their property lines. Susan suggested contact should be made with our City Councilor, Carol Wirth, for information and help on this matter. Susan also noted that the Sol y Lomas HOA had not been notified of the early ENN meeting and had learned about it through other sources and she hoped her reporting this during the Zoom meeting would correct that failing.

BACKYARD INTRUDER

Kathy reported seeing a man on horseback come up from the arroyo and ride along the fence line of their property and others along the arroyo. His actions were considered invasive and destructive to the property. Riding in the arroyo is OK, but not on people's property.

OLD BUSINESS

Website Updates

Holly updated the home page. The ARC page will be updated in February. Susan offered to give the website a review for accuracy.

Memorial for Kellie Ontiveros

Lucia reported that November 15, 2021 was the first year anniversary of Kellie's death and some family members/friends brought flowers to put at the base of the trees. Unfortunately, it has become obvious that deer ate many of the flowers and are destructive to the apricot tree. Lucia wrapped the apricot tree to avoid further damage.

NEXT MEETING

The next regularly scheduled Board meeting will be held on Monday, December 20, 2021, at 1:00 p.m. via Zoom.

ADJOURNMENT

Lucia adjourned the meeting at 2:08 p.m.

Submitted by Jackie Dulle, Secretary