

**SOL y LOMAS HOMEOWNER ASSOCIATION BOARD MEETING
December 20, 2021
Via ZOOM**

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

CALL TO ORDER

Lucia called the meeting to order at 1:02 p.m.

MINUTES - Jackie

The minutes of the Sol y Lomas HOA Board Meeting held on November 22, 2021 were approved by all Board members via email, and were sent out as final copy and posted on the website by Dave. However, subsequent to that, Jackie found an error on page 3 in the title: ENN ZOOM MEETING ON WEDNESDAY, NOVEMBER 17, 2017. The date should have read: NOVEMBER 17, 2021.

The minutes of the Special Board Meeting held on December 13, 2021, are still pending and will be finalized soon.

TREASURER'S REPORT - Holly

The HOA bank accounts have a balance of \$5,003.01 in savings and \$8,386.77 in checking. An additional \$616.45 in transfer fees and back dues has been received since the last meeting. The draft Year End Financial Report and draft 2022 Budget Holly had prepared were reviewed and the word Proposed was suggested to be added to the 2022 Budget. Holly will email final copies of both of these documents prior to the mailing deadline of January 4, 2022.

PROPERTY TRANSFERS - Susan

- 2305 Calle Halcon – **CLOSED Dec. 3** – Holly will send Jackie the new owner information

WELCOME BAGS – Jackie

- 137 Ridgecrest Drive – Jim and Jennifer Petoskey – delivered on December 1, 2021

PENDING

- 124 Ridgecrest Drive – Hakeem and Mary Jo Edwards – their extensive remodeling project has been approved; 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.
- 104 Calle Palomita – Louise Heydt – has not moved in yet

ARCHITECTURAL REVIEW COMMITTEE (ARC)

- 124 Ridgecrest Drive – Hakeem and Mary Jo Edwards – Renovation/addition – **APPROVED** – Dave
- 126 Ridgecrest Drive – Kathryn Lein – raising existing wrought iron fence – waiting on responses from additional neighbors – **PENDING** - Jens
- 105 Calle Pinonero – Will Hawkins and Megan (Gem) Green – solar installation. – approved in October 2021. A subsequent matter of cutting down a tree on this property was earlier brought forward. It was decided tree cutting does not require ARC approval.
- 2124 Calle Tecolote – Kristin and Kathy Slater Huff – solar installation - **APPROVED** - Jens
- 2319 Calle Halcon – Michelle Egnor and Barry Hunnicut – coyote fence - **APPROVED** – Dave

Wally then reported there was nothing material to report 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. Members of the Board were to be meeting later today with the lawyers to discuss further actions.

ARC FORM ISSUES – ON HOLD.

ARC ROTATION

January – Dave

February - Jens

March – Wally

NEW BUSINESS

Update on Master HOA Database

It was noted that John and Diane Gibbs are building a new home on the corner of General Sage and Calle Pinonero. The open lot had been previously referred to as 0 Calle Pinonero and the lot owners had never been charged annual dues. It was determined that the lot owners should now be charged the annual dues of \$35 and that John and Diane Gibbs should be listed on the spread sheet as the owners of 0 Calle Pinonero.

Update on Old Pecos Trail/West Zia Road Development

Lucia reported the Board had received a letter and the ENN application for this development from Lily O’Leary, the latter for information purposes only. Lily, an HOA resident for a number of years, expressed great concern about the proposed rezoning request for the property at 2200 Old Pecos Trail. She said some residents had formed a group referred to as No to Rezone (NTR) to fight this rezoning request. Lily asked the HOA Board to survey the HOA members to determine the percentage of residents for and against this rezoning request.

After discussion, it was decided there is still consensus that the Board should remain focused on enforcing the Covenants and on enforcing building restrictions within the neighborhood and not take on efforts outside the boundaries of Units 1-6. However, it was agreed the Board will still send out notices about the Old Pecos Trail proposed zone change when new items arise

and they are deemed to be useful information for HOA residents. Lucia will relay this decision to Lily.

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

Lucia then introduced discussion on the Annual Meeting planned for January. January 4, 2022 is the targeted deadline for mailing/emailing/posting the following documents to all lot owners, which should have the material arrive two weeks prior to the meeting. The Covenants require only that the material be received seven days prior to the meeting. It has been decided that Allegra Marketing will send the USPS mailing.

Annual Meeting Letter

Jackie had drafted the letter, needing only the number of ARC projects, which had just been received from Dave - 16 – and the Zoom link.

Annual Meeting Agenda

Lucia reviewed the Agenda she had prepared, beginning with introductions of the Board Members as well as the participating homeowners. Holly will give the 2021 Financial Report and present the Proposed 2022 Budget. The Food Depot Donation item was removed because it is a line item in the budget now. Kathy Elsberry announced she was not up for re-election to the Board. Under Neighborhood News Jackie will report on the Welcome Bags and the home sales during the past year. Jackie will also report on the Memorial for the postal lady, Kellie Ontiveros. Dave and Wally will report on the ARC projects, the ARC guidelines, and present a summary of the current ARC dispute case. Lucia will describe the purpose of the Sol y Lomas Homeowner Association Covenants. Lucia will also present the status of the Old Pecos Trail/West Zia Road proposed development. It was suggested that a knowledgeable speaker regarding this development be asked to address the status of the development at the Annual Meeting. Lucia will pursue this idea. Finally, participating HOA members will be asked for comments and questions.

2021 Financial Statement - Holly

2022 Proposed Budget – Holly

2022 Dues Invoice – Lucia

OLD BUSINESS

Website Updates –None to report

Update on trees for Kellie Ontiveros – On hold

NEXT MEETINGS

The Sol y Lomas Homeowner Association Annual meeting will be held via ZOOM on Saturday, January 22, 2021, at 10:00 a.m. The regularly scheduled Board meeting will be held via Zoom on Monday, January 24, 2021 at 1:00 p.m.

ADJOURNMENT

Lucia adjourned the meeting at 2:03 p.m.

Submitted by Jackie Dulle, Secretary