

**SOL y LOMAS HOMEOWNER ASSOCIATION BOARD MEETING**

**February 28, 2022**

**Via ZOOM**

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

**CALL TO ORDER**

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

**MINUTES - Jackie**

The minutes of the Annual Sol y Lomas HOA Meeting held on January 22, 2022 via ZOOM were approved by all the Board members via email, 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 \$5,003.27 in savings and \$9,829.33 in checking. So far this year, HOA annual dues have been received from the homeowners of 91 Lots indicating 58% of the membership has paid. Discussion was held on sending a reminder to those who have not paid, and Dave recommended the same procedure as done last year be followed this year. Lucia will check that out.

Discussion was held regarding the expenditure of funds for legal fees. It was stated that \$3,500 had been included in the 2022 Budget for legal costs. One payment of \$1,472.04 for legal advice has already been made.

**PROPERTY TRANSFERS - None**

Lucia will contact Susan Orth about setting up a notification process for HOA properties that go on the market so the HOA can track them.

**WELCOME BAGS – Jackie**

- 2305 Calle Halcon - Jeff Atwell and Gordon Fluke – Jackie and Susan delivered on 1/19/22
- 2313 Calle Colibri – Jayne Cotten – Jackie and Susan delivered on 1/20/22

**PENDING**

- 124 Ridgecrest Drive – Hakeem and Mary Jo Edwards – extensive remodeling underway; move-in date unknown
- 148 West Zia Road – Keith and Paulette Kennedy – have rented the property until March, 2022; move-in date unknown
- 104 Calle Palomita – Louise Heydt – has moved in but not ready for visitors because of health issues

**ARCHITECTURAL REVIEW COMMITTEE (ARC)**

- 126 Ridgecrest Drive – Katherine Lein – raising existing wrought iron fence – **APPROVED** - Jens
- 107 Placita Halcon – Chris and Kancie Hollis- RV Shelter – **PENDING** – Wally
- 2126 Calle Tecolote - Jens and Lucia Deichmann – side fence enclosure – **APPROVED** = Dave

Dave reported that the ARC has changed its procedure for notifying neighbors who will be impacted by neighboring ARC projects. The former process was for the homeowner requesting approval for a project to notify the neighbors with their plans. It is now the responsibility of the ARC to email the impacted neighbors and as in the past to approve/disapprove the project. This process, already used in two cases, is thought to be much more efficient and reliable with the added bonus of having a record in the file.

**ARC FORM ISSUES – ON HOLD.**

**ARC ROTATION**

**March – Wally**

**April – Dave**

**May - Jens**

**NEW BUSINESS**

**ENN Meeting regarding Christus St. Vincent Cancer Center, 455 St. Michael’s Drive**

As a matter of interest to the Sol y Lomas neighborhood, Lucia reported on virtually attending an ENN meeting recently regarding a proposal to construct a Cancer Center by Christus St. Vincent on 7.385 acres at 455 St. Michael’s Drive, next door to the current hospital. Attendance was 45 persons, with many neighbors complaining about the current noise and odor created by the established hospital when checking its generators. To keep that from happening with the proposed new facility, the neighbors requested a berm be included in the plan to help reduce the noise and odor.

**Mediation with Homeowner**

Lucia reported that she and two members of the ARC had met in a mediation session on February 21, 2022 with the homeowner, who erected a shelter for his RV with no ARC approval. No agreement was reached after the day-long session, but the suggestion of planting trees to screen the shelter was made. At this time, estimates are being secured from nurseries for planting trees which will be reviewed and discussed in the days ahead.

**Proposed Old Pecos Trail (OPT) Development**

Jens reported on the last ENN meeting held on February 20, 2022 regarding the proposed OPT development. It was announced that Donna Wynant had retired and was no longer the Case Manager for the proposal and that Dan Esquibel had taken over the job. Therefore, it was suggested any correspondence regarding the proposal previously submitted to Ms. Wynant should be re-sent to Mr. Esquibel. And because the ENN meeting of February 20<sup>th</sup> was limited

to only 100 persons, and there were many people who could not get into the Zoom meeting, Mr. Esquibel stated there would be a third ENN meeting, which has now been scheduled for Tuesday, March 8, 2022 at 5:30 p.m. A link to the meeting will be sent via email to all the HOA members for whom email addresses are in the HOA data base. Bruce Throne, a retired lawyer and a 30-year resident of Sol y Lomas, has sent a letter to Mr. Esquibel asking for detailed information on matters such as traffic studies in the area and the qualifications of the traffic engineer.

#### **New Board Members**

It was noted that two new residents of the HOA, when delivered their welcome bags, had expressed some interest in ARC/Board membership. Dave and Jackie will follow up with those two individuals.

#### **Update on Master HOA Database**

Lucia will follow through on seeing that new information submitted to her from the OPT petition seekers is entered into the HOA data base. Holly also expressed interest in being involved in that project, having collected information from the data sheets returned with dues payments.

#### **NEXT MEETING**

**The next scheduled Board meeting will be held via Zoom on Monday, March 28, 2022 at 1:00 p.m.**

#### **ADJOURNMENT**

Lucia adjourned the meeting at 2:06 p.m.

Submitted by Jackie Dulle, Secretary