

**SOL y LOMAS HOMEOWNER ASSOCIATION BOARD MEETING**  
**March 28, 2022**  
**Via ZOOM**

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

**CALL TO ORDER**

Lucia called the meeting to order at 1:04 p.m.

**MINUTES - Jackie**

The minutes of the Sol y Lomas HOA Board meeting held on February 28, 2022 via ZOOM were approved by the Board members via email, sent out as final copy and posted on the website by Dave.

**TREASURER'S REPORT - Holly**

The HOA bank accounts have a balance of \$5,003.39 in savings and \$5,853.75 in checking. One additional dues payment was received since the last Board meeting. So far this year, \$3,815 in dues has been collected, almost 70% of the HOA membership. Holly suggested at some later date we send out another dues reminder to those who have not paid.

**PROPERTY TRANSFERS - None**

Lucia stated that Susan Orth is setting up Activity Notifications to Lucia, Holly, and Jackie by email when a real estate listing comes on the market and another email when a property is SOLD/CLOSED. This will enable the HOA to track property transfers.

**WELCOME BAGS – Jackie**

**PENDING**

- 124 Ridgcrest 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)**

- 107 Placita Halcon – Chris and Kancie Hollis- RV Shelter – **PENDING** – Wally reported no new ARC requests were received during the past month.

**ARC FORM ISSUES – ON HOLD.**

**ARC ROTATION**

**April – Dave**

**May – Jens**

**June – Wally**

**NEW BUSINESS**

**Mediation with Homeowner**

Dave reported that the HOA attorney Bill Winter had recommended waiting for the tree cost estimate from the homeowner before proceeding. On March 22<sup>nd</sup> the cost estimate had been promised within the next several days.

Discussion was held regarding the costs of legal fees. Holly reported that a total of \$5,963.62 had been spent thus far. Holly moved that a total of \$8,000 be allowed for legal fee expenditures from the 2022 budget. Wally seconded the motion which was carried unanimously.

### **2329 Botulph Road Rezoning Case**

Lucia reported the Planning commission Meeting for the 2329 Botulph Road Rezoning Case was set for April 7, 2022, 6:00 p.m. She had previously sent out the Zoom link and Agenda for the meeting for those who are interested in attending. The land to be rezoned is a two acre lot that will be subdivided if approved.

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

Lucia complimented the neighborhood group spearheaded by Charlie O'Leary and others in protesting the OPT Development. She presented a draft copy of a letter to Mr. Dan Esquibel, Case Manager for the proposal, since it had been suggested the various homeowner and neighborhood organizations submit letters with their concerns. The draft letter was thought to be very good. Lucia will forward the letter to attorney Bruce Throne for his opinion and then it will be mailed to Mr. Esquibel by the April 5<sup>th</sup> deadline. Dave suggested that even if no response was received from Bruce Throne in time to meet the deadline, the letter should be mailed anyway. The Planning Commission hearing for the OPT Development is scheduled for May 5, 2022 at 6:00 p.m. A Zoom link will be emailed to the HOA.

### **New Board Members**

Dave had no new information on his potential Board member. Jackie had contacted another potential member by email. He continues to express some interest in joining the Board but is out of the city and will be in touch after he returns.

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

Lucia will send the new information submitted to her from the OPT petition seekers to Holly, who will enter it into the HOA data base. Holly said she will make a few minor format changes in the data base to keep the information consistent.

Holly complimented Dave on the folders he had put together in Google Documents. Dave suggested we need backup for the HOA data that are not in Google Docs. Dave and Lucia will work on that, possibly using flash drives.

### **Road Signs**

Holly stated she liked the recently installed road signs that remind drivers to slow down because of the heavy dust created by fast-moving vehicles and she thanked the ARC members for their efforts on that project.

### **NEXT MEETING**

**The next scheduled Board meeting will be held via Zoom on Monday, April 25, 2022 at 1:00 p.m.**

### **ADJOURNMENT**

Lucia adjourned the meeting at 1:35 p.m.

Submitted by Jackie Dulle, Secretary