

SOL y LOMAS HOMEOWNER ASSOCIATION BOARD MEETING
April 25, 2022
Via ZOOM

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

Guest: Jeff Atwell

CALL TO ORDER

Lucia called the meeting to order at 1:02 p.m. She asked Jackie to introduce Jeff Atwell who was attending the meeting as a potential Board member.

MINUTES - Jackie

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

TREASURER'S REPORT - Holly

The HOA bank accounts have a balance of \$5,003.52 in savings and \$4,668.31 in checking. A few more dues payments have been received making a total of \$3,990 collected in dues in 2022. There are 43 lot owners who have not paid their annual dues, which is about 20 more than in past years. It was suggested another dues reminder be emailed to those lot owners who have not paid and Holly agreed to send them.

PROPERTY TRANSFERS - None

Lucia stated that Susan Orth has set up Activity Notifications to Lucia, Holly, and Jackie via email when a real estate listing within the HOA 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

- 104 Calle Palomita – Louise Heydt – Jackie delivered her welcome bag on April 23, 2022. She is wanting to erect a new coyote fence and Jackie referred her to Dave, ARC member

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

ARCHITECTURAL REVIEW COMMITTEE (ARC)

- 104 Calle Palomita – Louise Heydt – coyote fence – waiting for a sketch – **PENDING** - Dave
- 107 Placita Halcon – Chris and Kancie Hollis- RV shelter – nothing has happened since the last Board meeting; Wally will email the HOA attorney - **PENDING** – Wally
- 111 Calle Enlace – John and Diane Lenssen – mud greenhouse – emails have been sent to the neighbors; Dave will accompany Jens on the site visit – **PENDING** – Jens
- 31 General Sage Drive – Stephen and Gail Walker – wire fence to keep dogs in and a solar installation – the location of the fence has been determined, a site visit will be conducted; no details have been received on the solar installation; a site visit will be set up once the location of the solar installation is made known and neighbors have been notified. – **PENDING** - Dave

Additionally, some homeowners have complained about the flood lights on a neighbor's property. Dave will draft a short note to those neighbors suggesting a meeting to discuss the possibility of shielding the lights.

ARC Form Issues – ON HOLD

ARC Rotation

May – Jens

June – Wally

July – Dave

NEW BUSINESS

Mediation with Homeowner - Lucia

Little has happened with this case since the last Board meeting. There have been no additional legal costs. As reported earlier in these minutes, Wally will email the HOA attorney about next steps.

2200 Old Pecos Trail (OPT) – Lucia

Lucia reported the OPT rezoning application is not scheduled for a Planning Commission Meeting at this time. It has been determined the request for 9.59 acres to be rezoned to R-3 cannot move forward because the land consists of two separate lots that must be combined into one before proceeding.

Lucia suggested that by the time the Planning Commission hears the application for the rezoning of the OPT development, in-person meetings may be happening, which would mean many people could attend the meeting to state their opinions.

The ad hoc group of neighbors who have formed to oppose the OPT development have asked to use the Sol y Lomas HOA Zoom account for a meeting to strategize their next movements. The Board agreed to this request.

Old Pecos Trail Scenic Corridor Plan – Lucia

Lucia reported that Bruce Throne had composed a letter to be sent to our City Councilors, Michael Garcia and Carol Romero-Wirth, regarding the need to complete the OPT Scenic Corridor Public Participation and Development Standards Adoption Process. Most of the Board members had received the draft copy of the letter and had added their signatures to it.

Jeff reported he had sent the information about the OPT Scenic Corridor Plan on to the President of the Quail Run HOA, whom he knows, so they could also sign on.

2339 Botulph Road Rezoning Case

A rezoning request for the 2339 Botulph Road property will be heard at the Planning Commission Meeting on May 5, 2022 at 6:00 p.m. via ZOOM.

New Board Members

Jeff Atwell is attending this Board meeting to determine his willingness to join the Sol y Lomas HOA Board. Dave had emailed a potential Board member but received no response. It was suggested she be removed from consideration at this time.

Update on Master HOA Database – Lucia

Lucia thanked Holly for her work in updating the Master HOA Database. Jeanette had done some telephoning to those with no email addresses and had one update to send to Holly. Jeanette reported finding that task to be very rewarding.

Website Updates – Lucia

Lucia reported she and Dave had not been able to discuss a backup process for Google Docs but will soon.

NEXT MEETING

The next scheduled Board meeting will be held via Zoom on Monday, May 23, 2022 at 1:00 p.m. since the last Monday of the month is a holiday, Memorial Day.

ADJOURNMENT

Lucia adjourned the meeting at 1:55 p.m.

Submitted by Jackie Dulle, Secretary