

SOL y LOMAS HOMEOWNER ASSOCIATION BOARD MEETING
November 28, 2022
Meeting via Zoom

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

CALL TO ORDER

Lucia called the meeting to order at 1:00 p.m

MINUTES - Jackie

There was no October 2022 Board meeting. The minutes of the Sol y Lomas HOA Board meeting held on September 26, 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 \$5,004.40 in savings and \$3,308.86 in checking. Lucia emailed homeowners who had not paid their homeowner dues for one or two years, netting a receipt of dues from five additional homeowners.

Holly had earlier emailed a draft proposed budget for 2023 to the Board. She suggested lowering the expected expenses to match the expected income. It was agreed that all the Annual Meeting correspondence will be done by email, except for the few who do not have email, which will lower printing expenses. Dave recommended moving the website to a new host, another way of lowering expenses and having better technology. Holly will confer with Susan about the current website and Zoom accounts and how the \$233.87 reimbursed to Susan was split for the two expenses. Holly will report back and an email vote will be taken by the Board to move to the recommended new host so Dave can begin the transfer of information.

CONSIDERATION OF OLD SANTA FE ASSOCIATION (OSFA) MEMBERSHIP

Adam Fullerton Johnson made a Zoom presentation about the OSFA at the September Board meeting. As a follow-up Lucia has asked Mr. Johnson for a draft letter describing the OSFA and membership opportunities which will be emailed to the HOA members.

PROPERTY TRANSFERS – Lucia/Jackie

- 2324 Calle Halcon – **CLOSED**
- 117 West Zia Road - **CLOSED**
- 26 General Sage – **UNDER CONTRACT**- Est. closing 12/21/22
- 2115 Calle Azulejo – **CLOSED** on 10/18/22 - Lucia will contact the title company to re-request the transfer fee and data form for the new owners

WELCOME BAGS - Jackie

PENDING

- 117 West Zia Road – Sandra Ward – move in 12/1/22 – Jackie will deliver after that date
- 2324 Calle Halcon – Margaret (Megan) Mulry – a move within the HOA – emailed to confirm she has the Covenants for her new Unit – no response as yet
- 124 Ridgecrest Drive – Hakeem and Mary Jo Edwards; move-in-date unknown
- 148 West Zia Road - Keith and Paulette Kennedy – move-in-date unknown

ARCHITECTURAL REVIEW COMMITTEE (ARC)

- 2329 Santa Barbara Drive - Beth Lee and Matthew Lane, Courtyard Wall, **APPROVED** – Wally
- Letter from Homeowner regarding boat and RVs parked without approval on Calle Halcon and Ridgecrest Drive – boat disappeared; RVs have been in place for years – Dave will contact the concerned homeowner

ARC GUIDELINES

Revised ARC Guidelines have been posted on the HOA website and new ARC forms are in use. Another big thank you to Dave and Wally and the ARC.

ARC ROTATION

December – Wally

January – Jens

February – Jeff

NEW BUSINESS

2023 ANNUAL HOA MEETING

Lucia had prepared a draft agenda for the Annual HOA Meeting which she reviewed with the Board. (Noted in these minutes will only be changes or discussion regarding the agenda.) January 21, 2023, 10 a.m. was selected as the date for the Annual Meeting and it will be held via ZOOM.

Election of Trustees

During discussion on the election, Jeanette announced she was resigning from the Board as of today's meeting because she had completed two years. Jeanette was thanked for her participation on the Board. With Jeanette's resignation we are down two Board members because the allowance is for nine Board members and there may be an additional resignation in the months ahead. Therefore, it was determined we need to make an effort to recruit a couple of new Board members. Lucia reported she knows of a young woman who may be interested, and she will follow-up with her. At the Annual Meeting, a call for new Board members will be made.

Neighborhood News

Jackie will report on the Welcome Bags delivered, house sales for the year, and the Kellie Ontiveros Memorial. Lucia will present the current status of the Old Pecos Trail development.

Architectural Review Committee (ARC)

Dave will report on the ARC projects for the year. Jens will present the revised ARC Guidelines which are posted on the website and being used. The ARC process has not been written up as yet, but Dave suggested he would do that.

PROPERTY LIST

It had been suggested the HOA property list spreadsheet be checked against the map. Lucia has agreed to complete that task before the next meeting so there will be a full accounting before the Annual Meeting.

NEXT BOARD MEETING

The next scheduled Board meeting will be held on Monday, January 2, 2023 at 1:00 pm via Zoom.

ADJOURNMENT

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

Respectfully Submitted by Jackie Dulle, Secretary

ADDENDUM

WEBSITE AND ZOOM EXPENSES

Subsequent to the meeting, it was determined the \$233.87 expense reimbursed to Susan was for the website only. The Zoom subscription was \$162.55 for the year.

Following receipt of that information, Lucia emailed this motion to the Board: Move that the Board research and select a web hosting service which will charge a lesser fee than \$234 per year and at the same time provide enhanced security to the Sol y Lomas Homeowner website. The motion was seconded by Jackie and passed unanimously via email.