

**Sol y Lomas Homeowner Association Annual Meeting
Via ZOOM
February 18, 2023**

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

HOA Members: Kathy Elsberry and Susan Orth, Charlie and Lilly O’Leary, Sharon and David Tolleson, David Neville, Gary Kilpatric, Jack Huberman and Nina Dougherty, Donna Peth and Bob Josephs, Rick and Lisa Mosman, Melanie Gillivray, Kathy Schepps, Laurie Ausserer, Dhari Gray, Jerry and Donna Jacobi, Sandra Ward and Roth Ritter, Diane Gibbs, Cleveland Gardner, and Andrea Fiegel

CALL TO ORDER

President Lucia Deichmann called the meeting to order at 10:03 a.m.

INTRODUCTIONS

Lucia introduced the Board members who were present, as shown above. Lucia reported two additional Board members were unable to join the meeting, Jeff Atwell ARC and Marna Hitt, who is new to the Board. Lucia then asked HOA members to introduce themselves. There were some nice comments from the HOA members.

MINUTES - Jackie Dulle

Jackie reported the minutes of the January 22, 2022 Annual HOA Meeting were sent to the Board members for review and approval and are posted on the Sol y Lomas HOA website. (www.solylomashoa.org)

TREASURY REPORT- Holly Porter

Holly reviewed the 2022 Year End Financial Report and the Proposed Budget for 2023, which had been sent out via the internet and via hard copy to the few homeowners who do not have internet capability. She explained that the expected expenses for 2023 should be close to the expected income in dues and transfer fees, unlike 2022 when unanticipated legal costs were borne. The dues will remain at \$35 annually. Kathy Schepps asked how many homeowners do not pay their dues. Holly replied that so far this year dues have been received from only 29 Lot owners but that the small number coming in may be due to the change in the billing method from hard copy to digital. Last year all but 25 out of 158 Lot owners did not pay dues. It was clarified that unpaid dues are collected when those properties are sold. Susan Orth made a motion to approve the Proposed Budget for 2023. Kathy Schepps seconded the motion, which passed unanimously.

ELECTION OF TRUSTEES

The following slate of homeowners was offered as Trustees:

Lucia Deichmann, President	Jeff Atwell, Trustee
Dave Steinkraus, Vice-President	Wally Ausserer, Trustee
Jackie Dulle, Secretary	Jens Deichmann, Trustee
Holly Porter, Treasurer	Marna Hitt, Trustee

Lucia made a motion that this slate of Trustees be approved. Kathy Schepps seconded the motion, which passed unanimously.

NEIGHBORHOOD NEWS

Home Sales and Welcome Bags – Jackie Dulle

Jackie reported there had been six home sales within the HOA in 2022. Two on Calle Halcon and one each on Ridgecrest Drive, West Zia Road, General Sage, and Calle Azulejo. There is one property currently for sale within the HOA at 36 General Sage.

For a number of years, the HOA has delivered welcome bags to new homeowners as a gesture of goodwill and to indicate we are happy to have them in the neighborhood. During 2022 welcome bags were delivered to six new homeowners. Three of the visits were to homeowners who had made their purchases in 2021: one each on Calle Halcon, Calle Colibri and Calle Palomita. The other three welcome visits were made to new homeowners on Calle Halcon, Ridgecrest Drive, and West Zia Road. We had one household move within the HOA, so they just got an email to verify they had the proper Covenants. At this time we have three sets of homeowners who have not yet moved into their properties so those welcome visits are pending: one each on Ridgecrest Drive, West Zia Road, and Calle Azulejo.

A welcome bag contains a welcome letter, Covenants for that particular property, and the revised Architectural Review Committee Guidelines dated 9/22. All these items are posted on the website. Several made-in-NM gifts are also included in

the welcome bags – a jar of honey, which is made within our Sol y Lomas area, a bag of red chile pistachios, and some green chile sauce.

Kellie Ontiveros Memorial – Lucia Deichmann

Lucia reported two trees had been planted on Calle Tecolote in memory of Kellie Ontiveros, a beloved postal lady, who delivered mail within the neighborhood and died unexpectedly at age 60 in November 2020. A dedication ceremony was held in October, 2021 and many HOA members, postal co-workers, friends and family attended. The grateful family continues to visit the trees and wants to plant some metal flowers at the site.

Old Pecos Trail (OPT) Development Update – Lucia Deichmann

Lucia reported there is an effort to appeal the decision by the Santa Fe City Council to approve the rezoning of the 9.59 acre plot on OPT and West Zia Road from R-1 to R-3. A Special Meeting of the HOA was held via Zoom on February 2, 2023 to vote on a motion that the HOA would support the appeal effort, with the understanding there would be no financial HOA liability. The vote was 22 votes in favor of the motion and one vote opposed. Charlie O’Leary announced a Go Fund Me campaign has been organized to raise funds for this appeal effort, which is attracting city-wide attention. While many members of the HOA have already received the link, he feels some have not and requested that the link be sent to all HOA members.

ARCHITECTURAL REVIEW COMMITTEE (ARC) NEWS

ARC Applications – Dave Steinkraus

Dave, a former ARC member, reported that in 2022 the ARC had received 15 applications for review. Of those, 13 projects were approved. Eight of those were applications for fences and walls. The remaining five were for a greenhouse, a shed, a free-standing garage, a prayer structure and a revision of a house remodel. Two projects were disapproved. Dave noted there were fewer ARC applications in 2022 than in 2021 when 23 projects were approved. Interestingly in 2021 there were seven solar installations and none in 2022.

Revised ARC Guidelines – Jens Deichmann

Jens, a current ARC member, reported the ARC Guidelines had been revised in September 2022 and were attached to the packet of information sent out announcing the Annual Meeting. Additionally the Guidelines are posted on the Sol y Lomas HOA website. (www.solylomashoa.org) The revised Guidelines are more detailed than the previous Guidelines and clarify many of the questions and issues that arise concerning projects. Rather than go through the Guidelines, Jens chose to read a section of the Covenants, as shown below, on which the Guidelines are based.

Article IV – Architectural Review

Section 4.4 General Requirements. The ARC shall exercise its best judgment to see that all improvements, construction, and alterations on Lots conform and harmonize with the natural surroundings and with existing structures as to external design, materials, color, siting, height, topography, grade and finished ground elevation. The ARC shall protect the seclusion of each home site from other home sites insofar as possible.

OLD SANTA FE ASSOCIATION (OSFA) – Lucia Deichmann

Adam Fullerton Johnson, Executive Director, who made a Zoom presentation at the September HOA Board meeting, had been invited to speak at this Annual Meeting. Since Mr. Johnson was unable to attend, Lucia gave a brief report on some of the efforts the Association undertakes, including work with the historic district, affordable housing throughout the city of Santa Fe, and being available to all neighborhoods. Lucia noted in particular the involvement they had had with the renovation at Salvador Perez Park where the vintage Santa Fe Railroad locomotive is on permanent display. Lucia stated the Old Santa Fe Association is trying to attract new members at a membership fee of \$35 annually.

COMMENT

Charlie O’Leary reported he couldn’t get into the Sol y Lomas HOA website. (www.solylomas.org) Dave Steinkraus stated the Board is planning to move the website to a new host, with the hope that fewer problems will be experienced in accessing the website.

ADJOURNMENT

Lucia adjourned the meeting at 11:13 a.m.

Submitted by Jackie Dulle, Secretary