

Sol y Lomas Homeowner Association Board Meeting
August 28, 2023
Lucia and Jens Deichmann's Home

Members Present: Lucia Deichmann, President; Jackie Dulle, Secretary; Jeff Atwell, ARC; Wally Ausserer, ARC; Jens Deichmann, ARC; and Kristin Slater-Huff

CALL TO ORDER

After an inspection of the Deichmanns' newly renovated kitchen and the serving of light refreshments, Lucia called the meeting to order at 5:48 p.m.

MINUTES – Jackie

4/24/23 Sol y Lomas HOA Board Meeting via Zoom

7/21/23 Sol y Lomas HOA Board Meeting via Zoom

8/2/23 Special Sol y Lomas HOA Meeting via Zoom

Minutes of the above-listed meetings were approved via email by the Board and are posted to the Sol y Lomas website.

Wally raised the issue of our quarterly Board meetings and questioned whether having fewer meetings was putting an extra burden on our President. Lucia assured the group she is fine with meeting quarterly and prefers it.

TREASURY REPORT - Lucia

In Holly's absence, Lucia made the report which Holly had submitted. The HOA bank accounts have a balance of \$5,007.08 in savings and \$5,679.70 in checking. The only expense in August was for a \$400 donation to the Food Depot during their neighborhood drive, which is in the current 2023 HOA budget as a line item. Dues and transfer fees for the year of 2023 total \$3,820 collected. There are approximately 60 out of 158 total lot owners who have not paid their 2023 dues of \$35. Holly made the suggestion that she thought if the billing invoice was separated from the Annual Meeting packet of information sent out in January, dues collection might improve.

Discussion ensued on this suggestion and it was recommended that a separate invoice be mailed to those lot owners who have not paid their dues. An additional suggestion was made to explain that when the property is sold, any delinquent dues would be collected from the seller at closing. Also adding a statement about what the HOA does for the neighborhood was thought to be worthwhile. Lucia suggested she would discuss this matter with Holly.

PROPERTY TRANSFERS - Jackie

- 111 Sol y Lomas Drive – **SOLD**
- 36 General Sage – **SOLD**
- 2123 Calle Tecolote – **SOLD**
- 112 Calle Paisano – **SOLD**
- 113 Calle Paisano – **LISTED**

Welcome Bags - Jackie

- 2113 Calle Azulejo – Mark Woodward and Julia Anderson – delivered 5/10/23
- 2123 Calle Tecolote – Michael A. Wright and Joyce Lynn Roetter – delivered 7/8/23
- 112 Calle Paisano – John S. Vavruska and Laura J. Holt – delivered on 8/17/23

Pending Welcome Bags

- 2115 Calle Azulejo – Madelyn and Marcel Montoya – remodeling house - move-in date uncertain
- 111 Sol y Lomas Drive – Dana L. Taylor and Kelly L. Olson – spending part-time in Santa Fe while their daughter is in high school in CA; will be in touch when they are here
- 36 General Sage – Bill and Amy McManus – move-in delayed; will contact us in late September
- 124 Ridgecrest Drive – Hakeem and Mary Jo Edwards – major remodeling underway; move-in date unknown
- 148 West Zia Road – Keith and Paulette Kennedy – hope to move to Santa Fe early in 2024

ARCHITECTURAL REVIEW COMMITTEE

- 2325 Calle Halcon – Jim and Kate Norton – solar roof installation – **APPROVED** – Jeff
- 2307 Calle Halcon – Charlie O’Leary – workshop in backyard – **APPROVED** – Jeff
- 2306 Calle Colibri – Lawrence Romero – garage addition – **PENDING** – Jeff

ARC ROTATION

August – Jens September – Jeff October – Wally November – Jens December – Jeff

NEW BUSINESS

2200 Old Pecos Trail Development – Lucia

- Appeal #2 to the final plat approval for the development will be filed by the end of August 2023.
- Appeal #1 to the rezoning from R-1 to R-3 of the 9.59 acres for the development was heard by Judge Kennedy and is still in process with the Judge asking the City for explanations and missing documents.

Old Pecos Trail Adopt a Highway Program – Jens

Jens explained there has been confusion between the State Department of Transportation Adopt a Highway Program and the Keep Santa Fe City Beautiful non-profit, in trying to schedule trash pickup along Old Pecos Trail near the proposed development. The most recent information is that Keep Santa Fe Beautiful has scheduled a trash pickup day on Saturday, September 16th. Bags and gloves will be provided by the City. Lucia will send out a notice to the HOA about this effort.

Sol y Lomas Website Updates – Lucia

Lucia reported that Holly is now posting and making updates to the website.

NEXT TRUSTEE MEETING

The next trustee meeting will be held on Monday November 20, 2023 to plan the Sol y Lomas Homeowner Annual Meeting for 2024. The suggestion of having the meeting in-person rather than via Zoom was made. Final determination will be made later.

Submitted by Jackie Dulle, Secretary