

**Sol y Lomas Homeowner Association Board Meeting
November 20, 2023
Via ZOOM**

Members Participating: Lucia Deichmann, President; Jackie Dulle, Secretary; Holly Porter, Treasurer; Jeff Atwell, ARC, and Wally Ausserer, ARC

CALL TO ORDER

Lucia called the meeting to order at 2:36 p.m.

MINUTES - Jackie

The minutes of the last Sol y Lomas Homeowner Association Board meeting held on August 28, 2023 at the home of Lucia and Jens Deichmann were approved via email by the Board members and are posted to the Sol y Lomas website.

TREASURY REPORT - Holly

The HOA bank accounts have a balance of \$5,008.09 in savings and \$6,722.45 in checking. Holly reported that the income from membership dues and property transfers collected so far for 2023 amount to \$4,830, which is slightly more than the HOA collected in the amount of \$4,670 in 2022. She stated the last hard-copy mailing of past dues statements done in September, 2023, was worth the effort. Because of this experience, it was decided that a dues statement showing the HOA dues are due February 1, 2024 will be mailed through the USPS to all lot owners and not be included with the emailed packet of information for the Annual HOA meeting to be held in January, 2024. The option to use an envelope or a post card for the dues statement was discussed and it was decided that a statement with an envelope would be better than a post card.

Holly then presented a proposed budget for 2024, with the HOA annual dues remaining at \$35. The proposed budget showed \$5,440 in anticipated revenue and \$5,346.50 in estimated expenses. Jackie suggested she would like to have some more of the HOA magnets with important phone numbers made for distribution in the welcome bags and also to obtain some of the Realtor Association Welcome Guides. Holly responded that she felt confident the supplies line item could handle those additional expenses because she had allowed for some anticipated increases. There were no changes to the proposed budget. Holly stated she would prepare a year-end Financial Report for 2023 and send it to the Board members at the close of the year.

Jeff offered to help with the revision of the HOA magnet. Jackie will be in touch with Jeff after the New Year.

PROPERTY TRANSFERS – Jackie

- 2121 Calle Tecolote – **PENDING, due to close November 28, 2023**
- 113 Calle Paisano - **LISTED**

WELCOME BAGS

- 36 General Sage - Bill and Amy McManus – welcome bag delivered by Susan Orth on October 28, 2023
- 2115 Calle Azulejo – Madelyn and Marcel Montoya – welcome bag delivered by Jackie as scheduled on November 21, 2023
- 111 Sol y Lomas Drive – Dana L. Taylor and Kelly L. Olson – welcome bag scheduled to be delivered on November 25, 2023

Delivery on Hold

- 124 Ridgecrest Drive – Hakeem and Mary Jo Edwards – house has been demolished and will be rebuilt; Lucia reported a complaint had been received about the trashy debris that had piled up in front of this property; contact was made with the architect working on this project and subsequently the mattress and box springs were removed and the gate to the property was fixed, however, some of the debris remains
- 148 West Zia Road – Keith and Paulette Kennedy – hope to move to Santa Fe in 2024 – house is currently rented

ARCHITECTURAL REVIEW COMMITTEE (ARC)

- 2306 Calle Colibri – Laurence Romero – garage addition - **APPROVED** – At this time, the building permit is posted and the addition is in progress – Jeff

ARC ROTATION

November - Jens

December – Jeff

January – Wally

February – Jens

NEW BUSINESS

2200 Old Pecos Trail Development – Lucia

- Appeal #2 was filed in August, 2023. This action is the appeal of the planning commission’s decision to grant final plat approval for the proposed 2200 Old Pecos Trail subdivision.
- 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 no new information.
- New developments on the Old Pecos Trail non-profit led by Charlie O’Leary are on hold.

SolylomasHOA Website Updates – Holly

Holly confirmed she is posting the minutes of all the HOA meetings and updating items such as the Welcome Letter on the Sol y Lomas HOA website.

Garage Setbacks – Lucia

Because of a discussion concerning the setbacks for a garage recently reviewed by the ARC, Lucia had distributed comments solicited from Dave Steinkraus regarding the issue. In the past,

garages and outbuildings had needed a variance to be closer than 20 ft. to the side lot line .
The very poorly written second sentence in Section 5.19 of the Covenants reads:

“No building

except a garage or other outbuilding located one hundred (100) feet or more from the front lot
line

shall be located nearer than twenty (20) feet to any side or rear lot line.”

Dave’s opinion was the first part and last part of the sentence creates a prohibition. A homeowner can’t locate a building nearer than 20 feet to a side or rear lot line. Then the middle of the sentence carves out an exception to that rule. The exception is that the rule doesn’t apply to garages or outbuildings that are 100 feet or more from the front lot line. He concludes that therefore a garage/outbuilding that is more than 100 feet from the front line is not restricted by the Covenants at all with respect to setbacks.

Lucia suggested the ARC revise the ARC Guidelines to include this clarification.

ANNUAL SOL y LOMAS HOA MEETING

January 20, 2024 was the date selected for the meeting. The proposed budget for 2024 had already been reviewed under the Treasurer’s Report. Lucia had emailed last year’s Annual Meeting Agenda to the Board and she reviewed it. She requested the various information needed for the Annual Meeting packet of information to be mailed out in early January including the 2023 Financial Report and the 2024 Proposed Budget from Holly, the Neighborhood News from Jackie, and the architectural projects reviewed during the past year from the ARC members.

Lucia indicated we may need another Zoom meeting in December to review the packet for the Annual Meeting.

NEW BOARD MEMBERS NEEDED

Since Lucia is leaving the Board after the Annual Meeting, there will be two openings for Board members. Discussion ensued on how to best recruit them. Wally suggested a letter be sent to all HOA members noting the need for two additional Board members. Lucia will draft a letter and email it out to the Board members for review.

NEXT MEETINGS

Board Meeting, if needed, in December will be announced.

2024 Annual Meeting of the Sol y Lomas Homeowner Association – January 20, 2024

ADJOURNMENT

Lucia adjourned the meeting at 3:16 p.m.

Submitted by Jackie Dulle, Secretary