

**Sol y Lomas Homeowner Association Annual Meeting**  
**Via ZOOM**  
**January 20, 2024**

**Board Members Participating:** Lucia Deichmann, President; Jackie Dulle, Secretary; and Holly Porter, Treasurer; Jeff Atwell, ARC; Wally Ausserer, ARC; Jens Deichmann, ARC; and Kristin/Kathy Slater-Huff.

**HOA Members Participating:** Susan Orth, Charlie O’Leary, Sharon Tolleson, Gary Kilpatric, Jack Huberman and Nina Dougherty, Donna Peth and Bob Josephs, Kathy Schepps, Laurie Ausserer, Claire Johnson Dhari, Jerry and Donna Jacobi, Robert Glick, Anne Wrinkle, Elaine Pacheco, Christopher Worland and Steve Clark, Dana Taylor and Kelly Olson, Dave Steinkraus, Laura Holt and John Vavruska, Phyllis Weiland, Kirk Ellis, Judy Montano, Rachael Baca, Melody Sullivan, Byron Goldstein, Diane MacInnes and Warren Marr, Todd Hochman, and Bill and Amy McManus.

**CALL TO ORDER**

President Lucia Deichmann called the meeting to order at 10:11 a.m.

**INTRODUCTIONS**

Lucia introduced the Board members as shown above. Lucia then asked the HOA members to introduce themselves and to give a little information about them. Several residents reported having lived in the neighborhood for 30-40 years. There were a number of thank yous to the Board Members for their efforts in maintaining the Sol y Lomas neighborhood as a desirable place to live.

**MINUTES**

The minutes of the February 18, 2023 Annual HOA Meeting were emailed to the Board members for review and approval and are posted on the Sol y Lomas HOA website: [www.solylomashoa.org](http://www.solylomashoa.org).

**TREASURY REPORT – Holly Porter**

Holly reviewed the 2023 Year End Financial Report. She stated the HOA had a bank balance of \$7,052.45 in checking and \$5,008.76 in savings. Income from dues and transfer fees in 2023 amounted to \$6,952.65 and expenses totaled \$3,019.62.

Next Holly reviewed the proposed budget for 2024 showing an anticipated revenue of \$5,440 with keeping the HOA Annual Dues at \$35.00. Estimated expenses are \$5,346.50. Holly noted there were no legal fees paid in 2023, however, she had included \$1,200 in the proposed budget should they be needed in 2024. Holly also said an invoice for the 2024 dues would be mailed via the USPS to all HOA members. Holly asked for questions regarding the Financial Report and the Proposed Budget. Hearing none, Lucia moved that the Proposed Budget for 2024 be approved. Anne Wrinkle seconded the motion which passed unanimously. Lucia interjected that Bruce Throne’s willingness to work pro bono on the Appeals to the Old Pecos

Trail Development was very generous and she wanted to acknowledge his great contribution to the cause.

### **ELECTION OF TRUSTEES**

The following slate of homeowners was offered as Trustees:

Lucia Deichmann, President	Rachael Baca, Trustee (new)
Jackie Dulle, Secretary	Jens Deichmann, Trustee
Holly Porter, Treasurer	Kristin/Kathy Slater-Huff, Trustee
Jeff Atwell, Trustee	Dana Taylor, Trustee (new)
Wally Ausserer, Trustee	

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

### **NEIGHBORHOOD NEWS**

#### **Home Sales and Welcome Bags – Jackie Dulle**

Jackie reported there had been six home ownership changes within the HOA in 2023: five were market sales and one involved an inheritance process. There are no property listings within the HOA at this time.

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 2023 welcome bags were delivered to seven new homeowners. At this time we have three deliveries pending: two of the owners have not moved into the HOA and one welcome bag will be delivered soon.

#### **Old Pecos Trail (OPT) Development Update – Bruce Throne**

Bruce Throne, a retired attorney who lives within the HOA, made the report.

There have been two appeals made to the Development. The first was 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. There will be a hearing at First Judicial District Court of NM on Monday, March 4, 2024 from 1:30 – 3:30 P.M. Bruce encouraged HOA members to attend to show the community is interested in preserving this land as a scenic corridor into the city of Santa Fe.

The second appeal was of the Planning Commission's final plat approval for the proposed OPT subdivision to the City's Governing Body on July 6, 2023. Bruce reported he compiled a very detailed 45-page packet of information citing a number of failures and City Code violations. This appeal will be heard at the City Council Meeting on Wednesday, January 31, 2024 at 7 P.M. and all interested individuals are encouraged to attend.

Lastly Bruce reported the Wurst Family Trust, who owns the OPT property, may now be interested in an alternative purchaser, opening the door to other options.

### **Friends of the OPT Scenic Corridor – Charlie O’Leary**

Charlie O’Leary, an HOA resident, reported he and some others have formed a non-profit, Friends of the Old Pecos Trail Scenic Corridor, to advocate for preserving the OPT Scenic Corridor. They believe that the OPT Corridor is a community asset and should be preserved. They are currently designing a website which will be a good repository of information including YouTube videos of the various meetings regarding the OPT Development. They plan to work on a strategy of land conservation. At this time they are considering two possibilities:

- 1) Acquire the property with investors, who will have their money returned, with limited development.
- 2) Solicit large donations into the non-profit from individuals, with no development of the land.

The big challenge will be to raise the money in a small window of time. Additionally, Charlie reminded the group of the GoFundMe site that still needs to raise funds to support the appeals process.

### **Santa Fe Outdoor Space (SOS)**

Lucia reported that Christ Lutheran Church located north of St. Michael’s Drive and across Arroyo Chamiso from the Fire Station has been chosen as a site for a pallet shelter initiative through the SOS pilot project. There will be 20 pallet shelters measuring 8 ft. by 8 ft. each with space for two individuals. They are asking for volunteers and since Diane MacInnes, one of our HOA residents, has become involved, Lucia asked for her comments.

Diane had attended a Zoom meeting regarding the project as well as a potluck and reported the non-profit Life Link is also participating and will provide many kinds of support. There will be 24/7 hour security around the pallets. The concept is people using these pallets will move into more permanent housing if they receive the kind of support they need, such as drug and alcohol counseling, emotional support and skills such as art and gardening. Diane encouraged HOA members to get involved so the effort is successful.

### **ARCHITECTURAL REVIEW COMMITTEE (ARC) – Wally Ausserer**

Wally, an ARC member, reported there are two other ARC members: Jens Deichmann and Jeff Atwell. There were 11 projects submitted and approved during the past year. They included solar projects, remodels (one of them ended up in demolition), a guest house, a studio and garage. There were no major controversies this year in contrast to last year when the HOA incurred major legal costs over a project. As a result of that experience, the ARC published a set of ARC Guidelines more explicitly interpreting the Covenants and it was thought they were very helpful in avoiding such problems. The Guidelines were attached to the packet of information sent out for the HOA Annual Meeting and can also be found on the website: [www.Solylomashoa.org](http://www.Solylomashoa.org)

Charlie O’Leary reported having worked with the ARC on his studio this past year and found the experience to be very good.

## **ADJOURNMENT**

Lucia thanked everyone for taking the time to participate in the meeting. She then moved the meeting be adjourned at 11:38 a.m. Nina Dougherty seconded the motion which passed unanimously.

Submitted by Jackie Dulle, Secretary