

**Sol y Lomas Homeowner Association Board Meeting**  
**March 25, 2024**  
**Via ZOOM**

**Members Participating:** Lucia Deichmann, President; Jackie Dulle, Secretary; Jeff Atwell, ARC; Wally Ausserer, ARC; Rachel Baca, Jens Deichmann, ARC; Kristin Slater-Huff and Dana Taylor

**CALL TO ORDER**

Lucia called the meeting to order at 1:09 p.m.

**MINUTES** – Jackie

The minutes of the last Sol y Lomas Homeowner Association Board meeting held on November 20, 2023 via Zoom and the Sol y Lomas Homeowner Association Annual Meeting held on January 20, 2024 via Zoom were both approved via email by the Board members and are posted to the Sol y Lomas website.

**TREASURY REPORT** = in Holly's absence, Lucia reported

Holly will provide the bank account balances via email the first part of April. Membership dues statements were mailed using envelopes in February 2024. Approximately 80% of the HOA members have paid their dues for 2024. The effort required to mail the envelopes was worthwhile. There is need for a Board member, who can print labels in WORD, to step forward in order to continue this mailing process for 2025.

**PROPERTY TRANSFERS** - Jackie

- 2121 Cale Tecolote – **SOLD**
- 113 Calle Paisano – **SOLD**
- 19 General Sage – **LISTED**

**WELCOME BAGS**

- 111 Sol y Lomas – Dana Taylor and Kelly Olson – delivered November 25, 2023

**Pending Delivery**

- 2121 Calle Tecolote – James Peterson and Kinsey Brown – multiple attempts to connect have failed but will continue trying to make contact
- 113 Calle Paisano – Todd White and Thais Mather – moved in the end of last week; a brief visit to obtain their contact information was made last weekend and their welcome bag will be delivered soon

**Delivery on Hold**

- 124 Ridgecrest Drive – Hakeem and Mary Jo Edwards – house had to be demolished and will be rebuilt
- 148 West Zia Road – Keith and Paulette Kennedy – plan to move to Santa Fe in 2024

**ARCHITECTURAL REVIEW COMMITTEE**

- 124 Ridgecrest Drive – Hakeem and Mary Jo Edwards – Jeff reported that the contractor's sign and the gate have been removed; a POD remains which Jens reported he had told the architect, John Padilla, had to be removed unless it was an active construction site; a truck remains on the lot; Jackie will search for contact information for the owners since the ARC has only dealt with Mr. Padilla
- 2115 Calle Azulejo – Marcel Montoya – new shed which owner wanted to place too near the property line and was told a variance would be required; no further word from owner – **PENDING** – Jens
- 36 General Sage – Bill and Amy McManus – new fencing around one side and back of house – **APPROVED** - Jeff
- 137 Ridgecrest Drive – Jim and Jennifer Petroskey – solar panels – had been approved for ground mount, but plans have changed to roof mount – awaiting drawings – **PENDING** - Jeff
- 2305 Calle Halcon – Jeff Atwell – front portal extension – **APPROVED** - Wally
- 105 Calle Palomita – Orlando Pacheco – unauthorized fence – **PENDING** – Jeff

**ARC ROTATION**

**March – Jeff**

**April – Wally**

**May – Jeff**

**June – Wally**

Because of work commitments, Jens is stepping down from the ARC. Dana Taylor is currently an ARC trainee, but it was thought more time is needed before he becomes an active ARC member. The need for another Board member to volunteer for the committee was made known. As a last resort, Lucia said she could fill in when necessary. Dana stated he will be in Santa Fe April 4-8 and offered to meet with the ARC. Wally and Jeff will confer and contact Dana.

**NEW BUSINESS**

**Special HOA Meeting via Zoom April 1, 2024, 5:30 p.m. MDT**

The Sol y Lomas HOA Board voted unanimously via email last week for the following motion to be sent to the entire HOA membership for a vote.

**MOTION**

The SYL Board moves that the Sol y Lomas HOA join as an appellant with the other individuals and The Plazas at Pecos Trail HOA that agree to join in this appeal to the First Judicial District Court of the City's approval of the developer's final subdivision plat for 2200 Old Pecos Trail subject to the Board receiving and executing, on behalf of the HOA, a written Engagement Agreement with the Hinkle Shanor Law Firm providing that all attorneys' fees and costs for that appeal will be billed by that firm to and paid solely from funds collected from donations to the existing Old Pecos Trail Corridor Appeal Fund and that neither the HOA's Board or its members or any members of the HOA shall be responsible for any such attorneys' fees or costs.

**The Special HOA meeting will be held on Monday, April 1, 2024, at 5:30 MDT via Zoom.** The Zoom link was included in the email notifying the HOA membership of the Special HOA Meeting and the motion to be voted on at the meeting. For anyone who cannot attend the Zoom meeting, or for some reason wishes to, can vote for or against the motion via email to [Solylomashoa@gmail.com](mailto:Solylomashoa@gmail.com) and directed to Jackie Dulle, secretary. The votes must be received prior to the start of the meeting on April 1<sup>st</sup> at 5:30 p.m. MDT.

**2200 Old Pecos Trail – Lucia**

**Appeal #2 to First Judicial District Court**

This action is to appeal the Planning commission's decision to grant final plat approval for the proposed 2200 Old Pecos Trail subdivision to the City's Governing Body. The foregoing motion to be voted on by the HOA membership on April 1, 2024, if passed, gives the Sol y Lomas HOA authority to join in this Appeal.

**Appeal #1 to First Judicial District Court**

This action was to appeal the City's Rezoning Decision on the 9.6 acres of property at 2200 Old Pecos Trail from its existing R-1 density to R-3 in order to allow the developer to subdivide the land into 25 lots for 25 new residential homes. The Appeal was heard by Judge Beidsheid in the District Court and the decision is expected in May, 2024.

**FRIENDS OF OLD PECOS TRAIL**

Friends of Old Pecos Trail, a non-profit, has been established by Charlie O'Leary, Peter Ives and Jens Deichmann, who serve the non-profit as its Board members. A website is in development. Two proposals are being considered:

1. Find an angel donor who would buy the land and donate it to Friends of Old Pecos Trail
2. Four individuals purchase the land and hold it until further plans can be made

**SAFE OUTDOOR SPACE (SOS) PILOT PROJECT - Lucia**

The SOS project was described in the minutes of the Annual Meeting held in January, 2024, and it is making continued progress, although it is behind schedule. The Church has been good about notifying the neighborhood,

in our case via our HOA. There have been two Zoom information meetings and several HOA members attended. This morning they held the Safe Outdoor Space Grand Opening, and again the HOA membership was notified via email. Lucia reported attending the event saying they have done a very good job. No problems have been reported although several concerns have been aired. One that Lucia reported was they have budgeted for meals for the residents M-F; however, the weekend meals will be sought from donors. There will be two full-time employees from The Life Link manning the project and 13 individuals have already been selected. Dogs will be allowed with the residents and five have been approved. In general, Lucia stated she was impressed with their outreach.

**WEBSITE UPDATES**

In Holly's absence, Lucia reported that Holly is keeping our website current.

**GARAGE SETBACKS**

Lucia will send some notes to Wally and Jeff on the issue of setbacks that surfaced during a recent garage application to the ARC for inclusion in the ARC Guidelines as an update.

**NEXT TRUSTEE MEETING**

**The next trustee meeting will be held on Monday, June 24, 2024 at 1 p.m. via Zoom.** Jackie reported she might be out of town at a meeting.

**ADJOURNMENT**

Lucia adjourned the meeting at 1:38 p.m.

Submitted by Jackie Dulle, Secretary

**ADDENDUM TO TREASURY REPORT – Holly**

As of March 28, 2024, the HOA has received \$4,460 in dues and transfer fees and they are still coming in.