

Sol y Lomas Homeowner Association Board Meeting
July 29, 2024
Via ZOOM

Board Members Participating: Lucia Deichmann, President; Jackie Dulle, Secretary; Holly Porter, Treasurer; Wally Ausserer, ARC; Jens Deichmann and Dana Taylor

Guest HOA Member Participating: Bruce Throne

CALL TO ORDER

Lucia called the meeting to order at 1:05 p.m.

MINUTES – Jackie

The minutes of the last Sol y Lomas Homeowner Association Board meeting held on March 25, 2024 via Zoom as well as the minutes of the Sol y Lomas Homeowner Association Special Meeting held on April 1, 2024 via Zoom were both approved via email by the Board members and are posted to the Sol y Lomas HOA website.

For documentation purposes, this is to report that a Special On-Line Vote Regarding the Sol y Lomas HOA Participation in a Rezoning Appeal to the New Mexico Court of Appeals was taken between May 26, 2024 through June 2, 2024. The motion read as follows:

The SYL Board moves that the Sol y Lomas HOA join as an appellant with the other individuals and the Plaza’s HOA that agree to join in an appeal to the New Mexico Court of Appeals of the First Judicial District Court's decision to uphold the City of Santa Fe's approval of the developer's Application to rezone the Property at 2200 Old Pecos Trail from R-1 to R-3 subject to the terms of the existing written Engagement Agreement between the Hinkle Shanor law firm and all appellants providing that all attorneys’ fees and costs for this 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 nor its members nor any members of the HOA shall be responsible for any such attorneys’ fees or costs.

On June 3, 2024, an email was sent to the Sol y Lomas HOA membership stating the vote tally was:

FOR: 57 AGAINST 1 the above-stated motion.

TREASURY REPORT - Holly

Holly reported the bank account balances were: Savings \$5,009.76 and Checking \$10,870.82. She reported there had been two recent deposits of \$290 from the sale of 2329 Calle Halcon and \$675 from the sale of 19 General Sage Drive. Lucia asked about the receipt of the 2024 dues. Holly reported that \$5,335 has been received in dues for 2024, which is 85% of the HOA membership. Holly did suggest that Pay Pal could send a notice via their system to those who have not paid (names supplied by Holly) but Pay Pal would keep repeating the notice every two weeks until the dues are paid. It was decided this would not be desirable.

PROPERTY TRANSFERS - Jackie

- 19 General Sage Drive – **SOLD**
- 2329 Calle Halcon – **SOLD**
- 2100 Calle Tecolote – **PENDING**
- 2305 Calle Halcon – **LISTED \$1,074,900**
- 111 Calle Palomita – **LISTED \$675,000**

WELCOME BAGS

- 2121 Calle Tecolote – James Peterson and Kinsey Brown – delivered on April 4, 2024
- 113 Calle Paisano – Todd White and Thais Mather – delivered on May 9, 2024

- 248 West Zia Road – Keith and Paulette Kennedy – Wally and Jackie met with the Kennedys on June 4, 2024 while they were in town prior to their potential move in the months ahead. Documents were delivered. Goods to be delivered when they move in. Date is unknown.

Delivery On Hold

- 124 Ridgecrest Drive – Hakeem and Mary Jo Edwards – lot has been cleared – no further information

ARCHITECTURAL REVIEW COMMITTEE - Wally

- 124 Ridgecrest Drive – Hakeem and Mary Jo Edwards – No change.
- 2115 Calle Azulejo – Marcel Montoya – new shed – **APPROVED**
- 137 Ridgecrest Drive – Jim and Jennifer Petroskey – solar panels – had been approved for ground mount, but plans have changed to roof mount – **APPROVED**
- 105 Calle Palomita – Orlando Pacheco – unauthorized fence – **CLOSED**
- 2125 Calle Tecolote – Jeannette Kelly – storage and occupation of mobile home in late April – mobile home gone – **CLOSED**
- 2123 Calle Tecolote – Michael Wright – non-approved metal fence and gate installed; installation of coyote fence **APPROVED** May 9, 2024 – metal fence and gate still present – **PENDING**
- 10 General Sage Drive – Marion Castle – storage shed – **APPROVED May 29, 2024**
- 2310 Calle Colibri – David Veenstra – mesh along top of adobe wall to discourage coyote traffic – **APPROVED June 16, 2024**
- 109 West Zia Road – Christopher Worland – gardening shed near rear of property – **APPROVED July 4, 2024**
- 107 Placita Halcon – Chris Hollis – enclose existing carport – **APPROVED July 10, 2024**
- 112 Calle Paisano – John Vavruska – storage shed proposed within fenced backyard – **APPROVAL PENDING July 31, 2024**

ARC ROTATION

July - Wally

August – Wally

September – Wally

OLD BUSINESS

SAFE OUTDOOR SPACE (SOS) PILOT PROJECT

Lucia reported there have been no additional information meetings since the Open House held March 25, 2024. No inquiries nor complaints about the project have been received.

GARAGE SETBACKS

Lucia reported this project is on hold. Notes taken from an earlier meeting are saved on SyL Google Docs for future development under the name “Garage Setback Notes”.

NEW BUSINESS

At this time Bruce Throne had been invited to join the meeting to give a report on the Appeal Cases pending. Bruce is an HOA member and retired lawyer who has worked many, many hours pro bono on the appeals.

Appeal #1 to First Judicial District Court

The Sol y Lomas HOA voted to join in an appeal to the New Mexico Court of Appeals of the First Judicial District Court's decision to uphold the City of Santa Fe's approval of the developer's Application to rezone the Property at 2200 Old Pecos Trail from R-1 to R-3. Bruce stated we are waiting now for the Court of Appeals to make a decision. There is no benchmark for when they will decide. If they deny review of the appeal, the case could be over quickly. If they grant review of the appeal, the case would go on for some time.

Appeal #2 to First Judicial District Court

The Sol y Lomas HOA voted to join in an appeal to the First Judicial District Court of the City's approval of the developer's final subdivision plat for 2200 Old Pecos Trail. Bruce indicated there was much missing information on the plat and buyers would be unaware of many things. Additionally the revised Covenants and Building

Restrictions were ignored and there are some lighting requirement issues. The Appeal was filed on July 8, 2024. A response is expected by August 7, 2024. The Appellants will have 15 days to file a reply. Bruce hoped the case would be decided by Fall, 2024.

Bruce gave the assurance that the appeals are all based on facts and not preferences and that they have tried hard to work with the City, but to no avail.

Lucia complimented Bruce on the amazing effort he has contributed to this cause and regardless of the outcome his work will change some things around Santa Fe.

NEXT MEETING

The next Sol y Lomas HOA Board meeting is scheduled for Monday, October 28, 2024 at 1 p.m. via Zoom.

ADJOURNMENT

Meeting adjourned at 2:00 p.m.

Submitted by Jackie Dulle, Secretary

ADDENDUM

Following the meeting, Lucia received information from the pastor at the Christ Lutheran Church that the monthly community meetings regarding the Safe Outdoor Space (SOS) Project are held via Zoom on the fourth Wednesday of the month from 6-7 p.m.

Zoom Meeting ID: 875 2270 7246

Passcode: 662603