

Sol y Lomas Homeowner Association Board Meeting

April 28, 2025

Susan Orth's Home

Board Members Participating: Susan Orth, President; Jackie Dulle, Secretary; Holly Porter, Treasurer; Wally Ausserer, ARC Chair, and Dana Taylor (via cell phone)

Guest Participating: Steve Clark

CALL TO ORDER

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

MINUTES

The minutes of the Sol y Lomas Board Meeting held on February 24, 2025 were sent to the Trustees and approved via email. Holly posted the minutes to the Sol y Lomas website.

REVIEW OF AGENDA

Susan had sent the agenda for the April 28, 2025 Sol y Lomas Board meeting to the Trustees earlier. There were no corrections or additions and was approved as circulated.

OLD BUSINESS

New Trustees

Steve Clark was in attendance at the meeting, after indicating interest in participating in the Architectural Review Committee work of the Board at the Annual Meeting held in January. Wally was instrumental in his recruitment. Holly moved that Steve Clark be elected as a Trustee, Wally seconded the motion, which passed unanimously. This newest Board member brings the total number of Board members to six. Susan noted there was still a need for new and additional Board members.

Bookkeeper

It was decided to put on hold the matter of hiring a bookkeeper.

Dues for 2025

Out of 157 lot owners, thirty-two have not paid their 2025 dues. Holly will have PayPal invoice the thirty-two for the late dues.

NEW BUSINESS

Directors and Officers Liability Insurance

Holly has renewed the policy for another year.

ZOOM Account

Susan renewed the Sol y Lomas Zoom account.

Google Drive HOA Spreadsheet

It was decided not to lock the HOA Spreadsheet.

HOA Lot Owners' Contact Information

Susan reported recently having received two requests for lot owners' contact information for the purpose of sending them information about such things as fire prevention. The HOA has always been

very reluctant to give out contact information except for HOA information. However, Susan reported that many HOAs in the area have an OPT-IN Member Directory. The lot owners have the option of giving whatever contact information they wish to this Directory and it would be given out for legitimate mailings of importance to the HOA members. After considerable discussion, it was decided to create such an OPT-IN Member Directory. Dana offered to assist with that project.

SUMMER PARTY

Susan suggested having a Summer party to get to know more HOA members and this idea was readily accepted. Then Susan graciously offered her and Kathy's home and yard for the venue and the proposed date was set for Saturday, June 21, 2025, 2–4 p.m. The entire HOA membership will be invited. A main course will be provided by the HOA, with salads, side dishes, and desserts provided by the lot owners. Jackie will write up an invitation for emailing to the HOA membership.

TRUSTEE REPORTS

Property transfers - Susan

- 2110 Calle Azulejo – **CLOSED APRIL 4, 2025**

There are no properties currently on the market within the HOA.

Welcome Bags - Jackie

- 2317 Calle Halcon – Rob and Christa Woods – delivered by Jackie and Diane MacInnes on April 9, 2025
- 111 Calle Palomita – Alex and Liesette Paisner Bailey – delivered on April 27, 2025

Pending Welcome Bags

- 2100 Calle Tecolote – Kelley Koehler – Jackie chatted with her on the road recently and will schedule a visit soon
- 148 West Zia Road – Ken and Sue Marken – unable to contact via email; will try by phone
- 2110 Calle Azulejo – Jonathan and Patricia Trujillo – plan to move to this property from outside Santa Fe this summer

Permanent Hold on Bags

- 2329 Calle Halcon – Hassan Salam – has not moved in
- 124 Ridgecrest Drive - Mary Jo and Kareem Edwards – lot continues to be vacant

Treasury Report – Holly

Holly reported on the balances in the Sol y Lomas HOA bank accounts: Savings \$5,012.89 and Checking \$14,165.92. Holly stated that in the year 2025, \$4,360 has been received by the HOA, which is \$1,000 less than what was received for the entire year of 2024.

Architectural Review Committee (ARC) Report – Wally

Wally reported there were two active ARC requests since the last meeting.

- 129 West Zia Road – Laurie and Wally Ausserer – Add 150 sq. ft. room onto the existing casita. ARC received no neighbor objections. Approved April 16, 2025.
- 2305 Calle Halcon – Tracie McCrary – Relocate outdoor storage shed to a new location with better visual shielding. ARC received no neighbor objections. Approved April 22, 2025.

There are no open ARC submissions at present.

HOA Member Contact Information Report – Dana

(The Zoom connection with Dana in CA was lost but he participated via cell phone.)

Dana reported he had attempted to make contact with five lot owners who do not have email addresses.

- One lot owner confirmed having no email capability.
- One lot owner did not want to receive any emails.
- Two lot owners appear to have moved from their properties with perhaps other family members living at the properties now.
- There was no response from one lot owner.

NEXT MEETING

The next Board meeting will be held on Tuesday, May 27th at 1:00 p.m. at Susan Orth's home.

ADJOURNMENT

Susan adjourned the meeting at 2:04 p.m.

Submitted by Jackie Dulle, Secretary