

Sol y Lomas Homeowner Association Board Meeting
May 27, 2025
Susan Orth's Home

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

CALL TO ORDER

Susan called the meeting to order at 1:03 p.m.

MINUTES

The minutes of the Sol y Lomas Board Meeting held on April 28, 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 May 26, 2025 Sol y Lomas Board meeting to the Trustees earlier. There were no corrections or additions and the agenda was approved as circulated.

OLD BUSINESS

Dues for 2025

Out of 157 lot owners, approximately 20 have not paid their 2025 dues. Holly sent some notices out via PayPal but the process was too cumbersome and she discontinued it. However, four additional dues have been received.

NEW BUSINESS

Property Transfer

Susan reported that 2329 Calle Halcon is scheduled to close 5/30/25.

Letterhead

Susan reported we have very little HOA letterhead stationery. It was decided to have 200 pages printed by Allegra at a cost of \$167.46.

Old Pecos Trail (OPT) Development Settlement Agreement

Susan asked Steve Clark, new Board Member who has been very involved in the OPT Development, to report on the Settlement Agreement, which was recently reached among the Appellants, the City of Santa Fe and the Developer Amestoy. Steve explained that many of the recommended restrictions for the Covenants for the Development were not added to the Plat. This is worrisome but the City made assurances that it would see they are followed. Steve confirmed that only six properties would be entering/exiting the development from West Zia Road, while 19 properties would be entering/exiting off Old Pecos Trail. The Developer will be selling the lots individually and the lot owners will handle their own construction contracts. This will likely lead to a variety of house styles; however, there is a restriction of no two-story houses. Steve also reported that all the lots were to remain 50% clear.

Website Management

Susan reported she had talked with Dave Steinkraus, a former Board Member, who would be interested in taking over the Vice-President's website management duties for a fee. (The Vice-President position is currently vacant.)

The duties include:

Update the Home Page of the Website for special announcements.
Review and update the Website to ensure relevant and accurate information.
Post Trustee meeting and Annual meeting minutes to the Website.
Post notices of upcoming HOA meetings on the website.
WordPress updates installed.

Susan stated she would research information concerning independent contractors employed by the HOA.

On-Line Membership Directory

As discussed at last month's Board meeting, interest was expressed in developing an On-Line Membership Directory of the HOA. This could be another job for Dave. Dana had volunteered his help in this effort and will draft a letter of explanation to be sent to all HOA members giving them the opportunity to Opt-in or Opt-out of the project, and what contact information they wished to share to outsiders who request such information.

SUMMER PARTY

The draft invite for an HOA Summer Party was reviewed. Wally suggested we add POTLUCK to the title because we are expecting attendees to bring some food to share. For entrée items, Susan suggested pulled pork sliders and the Board agreed cheese enchiladas would be a good non-meat alternative. Both of these will be provided by the HOA. This information will be added to the invitation. An extra Board meeting will be held on Wednesday, June 11, 2025 to finalize details for the gathering to be held at Susan and Kathy's home at 2115 Calle Tecolote from 2 – 4 p.m. on Saturday, June 21, 2025.

TRUSTEE REPORTS

Welcome Bags – Jackie

Jackie reported not having delivered any Welcome Bags since the last meeting. She had sent another email to Kelley Koehler, 2100 Calle Tecolote, but received no response.

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

- 124 Ridgecrest Drive - Mary Jo and Kareem Edwards – lot continues to be vacant

Treasury Report – Holly

Holly reported the balances in the Sol y Lomas HOA bank accounts had not changed since last month's Board meeting. She will send the list of property owners who have not paid their 2025 dues to all the Board members. Susan suggested we contact those we know, encouraging them to pay.

Architectural Review Committee (ARC) Report – Wally

Wally reported there was only one active ARC request since the last meeting.

- 111 Calle Enlace – Diane and John Lenssen = Roof-mounted solar panel installation. Approved May 14, 2025.

There are no open ARC submissions at present. Wally stated he and Steve, new ARC member, would confer on entering the ARC information into Google Docs.

ADDITIONAL ITEM

Jackie reported she had been in touch with Lucia Deichmann about the newly replaced memorial tree in memory of Kellie Ontiveros. (Kellie, a beloved postal lady in the neighborhood, died suddenly in October, 2021 and two trees were planted in her memory by the HOA in the front yard of Lucia and Jens Deichmann's property. Over the past winter one of the trees had died.) Lucia stated they were not asking for reimbursement and hoped the replacement chokecherry tree would fare better.

NEXT MEETING

The next Board meeting will be held on Wednesday, June 11thth at 1:00 p.m. at Susan Orth's home.

ADJOURNMENT

Susan adjourned the meeting at 1:50 p.m.

Submitted by Jackie Dulle, Secretary