

**Sol y Lomas Homeowner Association Board Meeting**  
**August 25, 2025**  
**Susan Orth's Home**

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

**ZOOM Link** – it was determined that Holly had provided the Zoom link for Dana.

**CALL TO ORDER**

Susan called the meeting to order at 1:04 p.m.

**REVIEW OF AGENDA**

Susan had sent the agenda for the August 25, 2025 Sol y Lomas Board meeting to the Trustees earlier. It was approved with no changes or additions.

**OLD BUSINESS**

**MINUTES**

The minutes of the last Sol y Lomas Board Meeting held on June 11, 2025 were sent to the Trustees and approved via email. Holly posted the minutes to the Sol y Lomas website.

**HOA SUMMER PARTY RECAP**

- A total of 39 HOA members attended.
- Too much food was ordered.
- Name tags were most helpful.
- Thank yous and suggestions to “do this again” were received from a number of attendees while at the party and following it.
- A big thank you to Susan and Kathy for hosting the gathering at their home was expressed.

**NEW BUSINESS**

**Property Transfers**

- 2329 Calle Halcon – **PENDING**
- 105 Calle Golondrina - **LISTED \$1,595,000**

## **TRUSTEE REPORTS**

### **Welcome Bags – Jackie**

Jackie reported making no welcome bag deliveries since last meeting.

### **Pending Welcome Bags**

- 2110 Calle Azulejo – Jonathan and Patricia Trujillo – trying to confirm they have moved in

### **Permanent Hold on Bags**

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

### **Treasury Report – Holly**

Holly reported that dues payments continue to trickle in with only 12 lot owners not having paid their 2025 dues. \$5,170 in dues and transfer fees has been brought in this year. Balances in the Sol y Lomas HOA bank accounts are as follows: Checking \$13,984.23 and Savings \$5,013.39. Holly noted the funds in the savings account are accruing about the same rate of interest as those in the checking account. Holly made a motion to move \$10,000 into a short-term CD for a better return. The motion was seconded and passed unanimously.

Holly reported sending a letter of inquiry to 131 Ridgecrest Drive because \$35 dues payments were being received monthly from an out-of-state bank for that property. There was no response to the letter but the monthly payments have ceased.

Holly reported Board members have access to the Sol y Lomas Master List on Google but cannot change or add any of the data.

Dana voiced interest in the liability coverage provided by the HOA's insurance policy for the Trustees. Having had experience with professional insurance, Holly agreed to send Dana a copy of the policy for his review.

### **Architectural Review Committee (ARC – Wally, Chair**

Wally reported the ARC has received two requests since the last meeting.

- 136 Ridgecrest Drive – Herb Kinney – Ground-mounted solar panel installation. Gathering additional information to address neighbor questions. OPEN
- 113 Calle Enlace – John Armstrong – Additions to three areas of the home. APPROVED on July 20,2025

Dana reported he had not yet contacted the City regarding the trashy condition of a property on the corner of General Sage and Sol y Lomas Drive that is not within the HOA.

#### **NEW TRUSTEE FORM**

Susan suggested the Board consider instituting a form for all Trustees to acknowledge the receipt and their understanding of the HOA governing documents. A draft form was circulated to the Trustees for comments. A final form will be distributed later.

#### **ON-LINE MEMBERSHIP DIRECTORY**

In June Susan had emailed the Summer Party people the member directory information and the form. Additionally, forms were circulated at the Party. In preparation for this Board meeting, Dana had emailed a draft copy of the HOA Membership Directory to the Board members with only 10 entries showing contact information. In view of the small number of entries thus far, it was decided Susan would send out an email to the entire HOA membership inviting them to submit their contact information if they are interested in being included in the Directory. Dana will send the email content to Susan.

#### **NEXT MEETING**

**The next Board meeting will be held on Monday, September 29<sup>th</sup> at 1:00 p.m. at Susan Orth's home.**

#### **ADJOURNMENT**

Susan moved the meeting be adjourned at 1:47 p.m. Motion was seconded and passed.

Submitted by Jackie Dulle, Secretary