

**Sol y Lomas Homeowner Association Board Meeting
September 29, 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 1:01 p.m.

REVIEW OF AGENDA

Susan had sent the agenda for the September 29, 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 August 25, 2025 were sent to the Trustees and approved via email. Holly posted the minutes to the Sol y Lomas website.

NEW BUSINESS

Property Transfers

- 2329 Calle Halcon - **CLOSED**
- 105 Calle Golondrina - **PENDING - \$1,450,000 – CLOSING 10/01/2025**

TRUSTEE REPORTS

Welcome Bags – Jackie

Jackie reported making no welcome bag deliveries since last meeting.

Pending Welcome Bag

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

Treasury Report – Holly

Holly reported balances in the Sol y Lomas HOA bank accounts are as follows: Checking \$7,821.05 and Savings \$1,013.51. These amounts are less than in the past months because a Certificate of Deposit for six months at 4.06% was purchased by withdrawing \$6,000 from the checking account and \$4,000 from the savings account. The CD will come due in February 2026.

Holly reported receiving two more \$35 dues checks for the property at 131 Ridgecrest Drive. Since back dues are still owed she deducted \$70 from the owed balance.

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

Architectural Review Committee (ARC – Wally, Chair)

Wally reported the ARC has received no new requests since the last meeting.

- 136 Ridgecrest Drive – Herb Kinsey – Ground-mounted solar panel installation. At owner's request the ARC submission was denied and withdrawn.

ON-LINE MEMBERSHIP DIRECTORY – Dana

Dana had sent the Board members a draft ON-LINE HOA MEMBER DIRECTORY for review as well as a draft email to send out to the entire HOA membership, with the form to complete with the property owners' contact information included within the email rather than as an attachment. Since to date the response has been poor, it was thought more property owners might respond. It was suggested the first paragraph of the email could be deleted and it will be re-sent to the HOA members.

Additionally, several people responded with only their names and Dana will contact them for additional information.

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 had been circulated to the Trustees for comments. During discussion it was suggested that the term "Declaration of Covenants, Conditions and Restrictions (CC&Rs)" be modified to match the title of our HOA Covenants. Susan will clean up the draft form and send it out to the Trustees again.

EXECUTIVE SESSION

An Executive Session was held to discuss further recruitment for new Board Members.

MISCELLANEOUS

Jackie reported having received a text from Alex Bailey at 111 Calle Palomita with a 5:00 a.m. video of their front yard showing a person walking around their vehicles on September 1, 2025. This is a reminder for all to lock their vehicles and to exercise caution. Holly reported having seen a police presence several days ago on Calle Paisano. Words to the wise!

NEXT MEETING

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

ADJOURNMENT

Susan moved the meeting be adjourned at 2:01 p.m. Motion was seconded and passed.

Submitted by Jackie Dulle, Secretary