

**Sol y Lomas Homeowner Association Board Meeting  
November 3, 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)  
**Guest:** Alaina Speraw

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

**CALL TO ORDER**

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

**REVIEW OF AGENDA**

Susan had sent the agenda for the November 3, 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 September 29, 2025 were sent to the Trustees and approved via email. Holly posted the minutes to the Sol y Lomas website.

**NEW BUSINESS**

**Property Transfers**

- 105 Calle Golondrina - **CLOSED**

**TRUSTEE REPORTS**

**Welcome Bags** – Jackie

Jackie reported making two welcome bag deliveries since the last meeting:

- 105 Calle Golondrina – Justin and Janet Hunt
- 2110 Calle Azulejo – Jonathan and Patricia Trujillo

**Treasury Report** – Holly

Holly reported balances in the Sol y Lomas HOA bank accounts are as follows: Checking \$7,481.05 and Savings \$1,013.56. Additionally, the HOA has a \$10,000 CD which will mature in February 2026. Expenditures during the past month included a donation of \$400 to the Food Depot, \$200 to beloved mailman Tom Grannis for help with his wife's medical expenses, and a \$20 PRC filing fee.

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

Susan offered to check on a new email address for Pat Ives since a recent email to her email address on file was returned.

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

Wally reported the ARC received no new submissions in October and there are no open cases.

**On-Line HOA Member Directory – Dana**

Dana had sent the Board members a draft ON-LINE HOA MEMBER DIRECTORY with many additional submissions since Susan sent out an email to the whole HOA. Dana questioned whether a couple with two last names should be listed in two locations in the Directory. It was decided the submission would be listed only once and under the name of the person submitting it. Dana will check back with some early submissions who had only listed their names and with no other contact information.

Susan will send one last email by next week to those HOA members who have not yet responded. When finalized, the ON-LINE HOA MEMBER DIRECTORY will be sent to only those members listed in the Directory.

**NEW TRUSTEE**

Susan stated that Alaina Speraw had been invited to the Board meeting, having expressed interest in joining the Board. After hearing about her past experiences and community involvements, Susan called for a vote on her becoming a Trustee. The vote was unanimous that Alaina Speraw be on the Sol y Lomas Board. Welcome Alaina!

**NEW FORM FOR TRUSTEES**

Susan circulated a form that lists the duties of the Trustees of the Sol y Lomas Homeowner Association. She asked for signatures from all present Trustees acknowledging their understanding of these duties.

**NEIGHBORHOOD ISSUES**

Alaina asked to mention several neighborhood issues of concern to her:

- Speeding on West Zia Road – was considered a hazard by all –Alaina will call the City to see what can be done about it – perhaps some new signage
- Arroyo de los Chamisos - some people do not pick up after their pets – there was some sentiment that it is not as bad as it used to be before the waste bag station was put in by the HOA near Old Arroyo Chamiso Road
- Old Arroyo Chamiso Road is a mess where it crosses the Arroyo after the recent heavy rains – can it be cemented like Calle Pava?

**NEXT MEETING**

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

**ADJOURNMENT**

Susan moved the meeting be adjourned at 2:00 p.m. Motion was seconded and passed.

Submitted by Jackie Dulle, Secretary