

**Sol y Lomas Homeowner Association Board Meeting
December 1, 2025
Susan Orth's Home**

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

Guest: Laura Holt

ZOOM Link

It was determined that the Zoom link for Dana was not good. Susan called Dana and he participated in the meeting via his cell phone.

CALL TO ORDER

Susan called the meeting to order at 1:06 p.m.

REVIEW OF AGENDA

Susan had sent the agenda for the December 1, 2025 Sol y Lomas Board meeting to the Trustees earlier. It was approved with no changes or additions.

OLD BUSINESS

Alaina had brought up the matter of speeding vehicles on West Zia Road at last month's meeting. She had planned to check with the City about it; however, she recognized that there are already 25 MPH signs on West Zia Road, which obviously drivers are ignoring. Additionally, she has learned there is a group of neighbors who are working on a project to have speedbumps installed on West Zia Road. They plan to make an application to Public Works for this project after Michael Garcia has assumed office as Mayor. Alaina will report on any new developments.

PROPERTY TRANSFERS

Susan reported there have been no property transfers since the last Board meeting.

TRUSTEE REPORTS

Jackie Dulle, Secretary

Minutes

The minutes of the last Sol y Lomas Board Meeting held on November 3, 2025 were sent to the Trustees and approved via email. Holly posted the final minutes to the Sol y Lomas website.

Welcome Bags

There were no Welcome Bags delivered during the past month.

Holly Porter, Treasurer

Treasury Report

Holly reported balances in the Sol y Lomas HOA bank accounts are as follows: Checking \$7,470.57 and Savings \$1,013.58. Additionally, the HOA has a \$10,000 CD which will mature in February 2026.

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

Proposed 2026 Budget

Holly presented a proposed 2026 Budget showing 142 active Lot Owners in the HOA and keeping the annual dues at \$35. However, she suggested that were we to hire a bookkeeper, as is being considered, and/or have need for legal work, she questioned retaining the low level of \$35 annually. It was noted

that the annual dues had been \$40 and \$50 in past years. After discussion, Alaina moved that the annual dues be increased to \$50 in 2026. Jackie seconded the motion, which passed unanimously. This increase will bring the expected income amount to \$8,600. The estimated expenses for 2026 are \$8,400. This proposed budget was ratified by the Trustees.

Walter Ausserer, Chair

Architectural Review Committee (ARC)

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

Dana Taylor

ON-LINE HOA MEMBERSHIP DIRECTORY

Dana had emailed the Trustees copies of the latest draft of the Directory showing 44 submissions, which was a nice increase after Susan's email following last month's meeting. Dana has recently sent emails to the several who had only listed their names with no other contact information and he has received several responses with additional information which he will add to the Directory. Susan suggested having the header on only the first page. Jackie suggested the header should read: Sol y Lomas Homeowner Association. Holly suggested having page breaks so entries would not be split up on different pages. Dana stated that would leave some large empty spaces. After the discussion, Dana agreed to send another draft in the two formats, with and without the page breaks, to the Trustees for another review. Once that is done, the On-Line Directory will be emailed to all participants before the Annual HOA meeting in January.

HOA ANNUAL MEETING

- **January 17, 2026 , 10 a.m.**
- **Location: The United Church of Santa Fe, 18 04 Arroyo Chamiso; ZOOM access is planned.**
- Jackie is handling the paperwork with the Church. She will check on the internet connection and the feasibility of providing food and drink for the attendees.
- Trustees are asked to arrive around 9 a.m. when the room is available.
- The packet with all the meeting materials, including the 2026 dues statement, will be mailed via USPS to all HOA Lot Owners in early January. This will be handled by Allegra Marketing Print. The week before the meeting the packet will be emailed to all Lot Owners who have email addresses. The ZOOM link for the Meeting will be included in the reminder email as well as a request for an indication of who plans to attend to help determine the quantity of burritos needed. Additionally, the email will contain the complete ARC Guidelines.
- Holly will post the Annual Meeting Notice on the HOA website.
- At past Annual Meetings, only water has been available. This year the Board has decided to offer coffee and breakfast burritos. Jackie will supply the coffee urn with 42 cups of coffee and the sugar and creamer. Susan will obtain the cups, bowls and napkins. Wally will pick up the burritos from Posa's on Saturday morning and also bring water bottles.
- Sign in sheets will be available and name tags encouraged. A better arrangement of tables will be worked out to avoid long lines experienced at previous meetings. Jackie will provide the sign-in sheets. Susan will obtain the name tags and markers.
- OPT-IN forms for the ON-LINE HOA Directory will be available.
- There is a need for an experienced ZOOM facilitator for the meeting. Wally suggested Candyman Strings and Things may well have such a service available. Holly will check.

MATERIALS FOR ANNUAL MEETING MAILING

- All materials are to be submitted to Susan between Christmas and New Year's.
- Welcome Letter - Susan and Jackie
- Agenda – Susan
- Financial Statement for 2025 and Proposed Budget for 2026 – Holly
- 2026 Dues Statement – Holly
- ARC Guidelines Summary – Wally
- Old Pecos Trail Development Update – Bruce Throne

NEW BUSINESS

New Trustee

Laura Holt had been asked to attend the meeting as a guest, after responding to an inquiry of whether she would be interested in becoming a Trustee. As a retired librarian and archivist, it was thought she would be a good asset to the Board. Holly made a motion that Laura Holt be named a Trustee. Jackie seconded the motion, which passed unanimously. Welcome, Laura!

NEXT MEETING

The next Board meeting will be held on Monday, January 5th at 1:00 p.m. at Susan Orth's home.

ADJOURNMENT

Susan moved the meeting be adjourned at 2:05 p.m. Motion was seconded and passed.

Submitted by Jackie Dulle, Secretary