

Sol y Lomas Homeowner Association Board Meeting
January 5, 2026
Susan Orth's Home

Board Members Participating: Susan Orth, President; Jackie Dulle, Secretary; Holly Porter, Treasurer; Wally Ausserer, ARC Chair; Laura Holt, and Alaina Speraw

CALL TO ORDER

Susan called the meeting to order at 1:02 p.m.

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 December 1, 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 \$7,540.57 and Savings \$1,013.61. Additionally, the HOA has a \$10,000 CD which will mature in February 2026.

Financial Statement for 2025 and Budget for 2026

Both the Financial Statement and Budget for 2026 had been reviewed at last month's meeting, were ratified, and have been submitted for the Annual Meeting, which includes an increase in the annual dues to \$50/year.

Walter Ausserer, Chair

Architectural Review Committee (ARC)

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

ON-LINE HOA MEMBERSHIP DIRECTORY

Dana was unable to attend this meeting but had submitted the latest draft of the ON-LINE HOA Membership Directory. Susan suggested again that the logo heading should appear only on the first page. She will contact Dana. The finalized copy of the Directory will be emailed by Susan to only those members participating in the Directory prior to the Annual Meeting.

HOA ANNUAL MEETING

- **January 17, 2026 , 10 a.m.**
- **Location: The United Church of Santa Fe, 18 04 Arroyo Chamiso;**
- **ZOOM access is planned.** It will be handled by Will Martin, Holly's grandson.
- WiFi access is available within the Church.
- Trustees are asked to arrive around 9 a.m. when the room is available.

- The desire to have more than two sign-in stations was expressed. Jackie will obtain two more clipboards so four stations are available. Using the foyer for signing in and the food and drink was thought desirable. (Following the meeting, Jackie met with Lin Raymond, Office Administrator at the Church, who suggested a larger room than the one we have used previously and it was decided to go with that suggestion.)
- At past Annual Meetings, only water has been available. This year the Board decided to offer coffee and breakfast burritos.
- The packet of documents for the Annual Meeting has been delivered to Allegra Marketing Print and will be mailed via USPS by mid-week. The packet includes a letter to all HOA members from the Board of Trustees, Agenda, 2025 Financial Statement, 2026 Budget, 2026 Dues Statement and an ARC Guidelines Summary.

Trustee Responsibilities

- Susan: email the Annual Meeting packet , plus Bruce Throne's latest update on the Old Pecos Trail Development, on Saturday, January 10th and request a rough count of burrito orders; order burritos from Posa's on January 13th; provide name tags and Sharpies, pens for sign-in sheets, coffee cups, paper bowls, napkins; provide HOA Directory OPT-IN form and documents relative to the meeting
- Jackie: sign-in sheets and clipboards; Coffee urn, sugar and creamer
- Holly: will likely be out-of-town but will be on Zoom and in communication with Will
- Wally: Pick up burritos from Posas; provide small bottles of water
- Laura: provide coffee stirrers

OLD BUSINESS

Alaina reported she has had no response from the City on the paving issues on Old Arroyo Chamiso Road, particularly where it crosses Arroyo de los Chamiso. Holly suggested that area could be in the County. Alaina will research the matter

NEXT MEETING

The next Board meeting will be held on Monday, February 23rd at 1:00 p.m. at Susan Orth's home.

ADJOURNMENT

Susan moved the meeting be adjourned at 1:33 p.m. Motion was seconded and passed.

Submitted by Jackie Dulle, Secretary