

Sol y Lomas Homeowner Association Annual Meeting
The United Church of Santa Fe
Also via ZOOM
January 17, 2026

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

HOA Members Participating in Person: John Vavruska, Julia Sze, Melody and Richard Sullivan, Janet and Justin Hunt, Laurie Ausserer, Paula Woolworth and Deborah Leliaert, Susan Marken, Sheila and Kirk Ellis, Elizabeth Lee and Matt Lane, Rick and Lisa Mosman, Sean Weiner, Rollin and Cheryl Whitman, Kelley Koehler and Patrick Flanagan, Warren Marr, Judy Montano, Robert Josephs and Donna Peth, Peter Ives, Ray Reyes-Newell, Kathy Elsberry, Jack Huberman and Nina Dougherty, and Sandra Ward and Roth Ritter

HOA Members Participating via ZOOM: Dhari Gray and Claire Johnson; Kelly Olson; Janine Pearson and Tim Blose; Anne Wrinkle; Patti and Mark Yeary

CALL TO ORDER

Susan Orth, President, called the meeting to order at 10:10 a.m.

INTRODUCTIONS

The Board Members, both present and on Zoom, introduced themselves. Following that all HOA Members present, and those on Zoom, introduced themselves. There seemed to be a consensus that everyone appreciates the Sol y Lomas neighborhood for its space and wildlife, among other things, and yet being in the city close to many amenities. Also there were expressions of gratitude to the Board Members for their efforts on behalf of the HOA.

MINUTES

Jackie announced that the minutes of last year's Annual Meeting held on January 18, 2025 had been reviewed and approved by the Board Members, and are posted on the Sol y Lomas HOA website: www.solylomashoa.org

TREASURY REPORT

Holly reported the 2025 Financial Report and the 2026 Budget had been sent to all HOA Members. In response to a question received prior to the Meeting, Holly explained that the annual HOA dues were being raised from \$35 to \$50. She continued that consideration of two issues, hiring a bookkeeper, and the possibility of needing to hire a lawyer in the event of an Architectural Review Committee (ARC) dispute, were the reasons for the increase. During the discussion, one member questioned whether \$50 was enough. In the end, Peter Ives moved that the 2026 Budget as presented be approved. Julia Sze seconded the motion, which carried.

ELECTION OF TRUSTEES

The following slate of homeowners was offered as Trustees for 2026:

Susan Orth, President	Wally Ausserer (ARC) Trustee
Jackie Dulle, Secretary	Laura Holt Trustee
Holly Porter, Treasurer	Alaina Speraw Trustee
	Dana Taylor (ARC) Trustee

Discussion was called for. There was none. Deborah Leiliart moved that the slate of Trustees be approved. Peter Ives seconded the motion, which carried.

NEIGHBORHOOD NEWS

Welcome Bags

Jackie reported six welcome bags had been delivered to new HOA homeowners during 2025; one each on Calle Halcon, Calle Palomita, Calle Tecolote, West Zia Road, Calle Azulejo and Calle Golondrina. Three of those households are represented at this meeting. Welcome!

HOA Summer Party

Susan reported the Summer gathering held on Saturday, June 12, 2025 at her and Kathy's home had been quite successful with 39 attendees. No decision has been made as yet about a party this coming Summer.

Update on 2200 Old Pecos Trail Development

Susan reported she had included Bruce Throne's latest Update on the Community's Appeal of the City's Old Pecos Trail Rezoning Decision in the Annual

HOA Meeting packet of information that was sent via email just prior to the Annual Meeting. She summarized the Update by reporting that on November 11, 2025, the Court of Appeals issued an Opinion affirming the District Court's Order and the City's rezoning Decision. This Opinion was surprising and Bruce outlines the reasons why in his Update. Subsequent to that Opinion, the Appellants/Petitioners filed a Petition for a hearing with the New Mexico Supreme Court in December and they are now awaiting its response.

During discussion on this issue, it was reported that two of the Supreme Court Justices had recused themselves from this case. It was also stated that the Developer of this property is now interested in selling it. Julia Sze wondered if anyone had considered purchasing the land to preserve the land in a Trust. She stated she has a contact with an individual at the Galisteo Basin Preserve and she would be willing to contact him about providing any insights he has from his experience. Peter Ives suggested Julia contact Charlie O'Leary who has done work on this matter.

ARCHITECTURAL REVIEW COMMITTEE (ARC) NEWS

Wally reported 2025 had been a very quiet year for ARC projects, having had only eight, which included two additions, a new casita, solar projects and sheds. Warren Marr had spoken to Wally and offered to join the ARC Review Committee and was accepted.

SOL y LOMAS HOA ON-LINE DIRECTORY

Susan showed a copy of the first Sol y Lomas HOA On-Line Directory, which had just been emailed to those who had opted-in to the Directory. Thanks to Dana for all his efforts on getting it done. Susan announced the Directory with contact information and interesting facts about HOA members is not posted on our website and is sent only to those members who are participating. She said the Directory will be updated as needed. She stated there were forms on the sign-in table for anyone who wished to opt-in.

NEW BUSINESS

Nina Dougherty voiced her concern over two issues in the neighborhood: some RVs need to be better screened from view and some outdoor lighting seems much too bright. Wally suggested that she send an email to

SolyLomasHOA@gmail.com with the particular details of these situations and the ARC will review them.

A comment was made that vehicles are speeding on West Zia Drive. Susan responded there is a neighborhood group working on this matter, and that Alaina is the Board member who is pursuing this effort.

Matt Lane brought up the issue of fire protection/mitigation for our homes. Peter Ives suggested the HOA contact Perfirio Chavarria, a wildland-urban interface specialist with the Santa Fe Fire Department, regarding setting up a meeting with the HOA.

Deborah Leliaert reminded everyone that it is coyote breeding season and to be careful with small pets.

Sandra Ward is interested in any old photos of the SolyLomas neighborhood. Susan reported some had been put on the website some time ago and she would check on them.

CLOSING COMMENTS

Susan thanked everyone for coming today and for their help and support. The HOA Board is available if you have questions or need assistance. Email us at: SolyLomasHOA@gmail.com And finally thanks were expressed for the breakfast burritos!

ADJOURNMENT

Meeting adjourned at 11:14 a.m.

Submitted by Jackie Dulle, Secretary