

Sol y Lomas Homeowner Association Board Meeting
February 23, 2026
Susan Orth's Home

Board Members Participating: Susan Orth, President; Jackie Dulle, Secretary; Holly Porter, Treasurer; Wally Ausserer, ARC Chair; Dana Taylor, Alaina Speraw and Laura Holt. Warren Marr was excused.

Call to order

Susan called the meeting to order at 1:00 pm
The agenda was distributed. No additions or corrections

PROPERTY TRANSFERS

There were no property transfers since the last board meeting.

TRUSTEE REPORTS

Minutes, Jackie Dulle, Secretary

The minutes of the January 5, 2026 meeting were sent to the Trustees and approved by email as corrected. Holly posted the final minutes to the Sol y Lomas website.

Welcome Bags

There were no welcome bags delivered in the last month.

Treasury Report, Holly Porter, Treasurer

About half of the annual dues have now been received: \$2,850 so far.
The balance in the checking account is \$9,739.96.
The savings account balance is \$1,013.63.
There was discussion of the interest rate we receive for the CD. We will continue the current deposit, which has an interest rate of 4.06%, and renew as it matures.

Architectural Review Committee (ARC) Walter Ausserer, Chair

Wally reported that there was 1 submission in January for a Tuff Shed at 22 General Sage.
The complaint about chamisa on Zia road has been resolved
The pile of yard trimmings at General Sage and Ridgecrest was cleared when the City had the needed equipment repaired.
There was discussion of the concern of the large vehicles on a Calle Palomita property.
There are no open issues.

On-line HOA Membership Directory Dana Taylor, Member Directory Update

Dana reported that about 1/3 of total residents have opted to be included in the directory. Susan will send out a new directory opt-in with a response deadline of 3/25/26.

HOA Annual Meeting Review

The Annual Meeting was held Saturday, January 17, 2026 at the United Church. Susan thanked Jackie for reserving the space at the church; Holly for arranging for Will to manage Zoom for the meeting; and Wally for picking up the breakfast burritos. She also thanked all of the Trustees for arriving early to prepare for the meeting.

Attendance was good: there were 36 residents in person and another 10 by Zoom. This is up from 28 in person and 6 by Zoom last year. From 2021 through 2024 the meeting was only held on Zoom with attendance from 24 to 42.

Member comments at the meeting included:

The continued speeding on Zia Road. Neighbors are waiting to approach the City until after Michael Garcia has begun as Mayor, hoping for a better response.

The condition of Old Arroyo Chamiso Road through the arroyo. It is unclear if this is City or County responsibility. Alaina is following up on this.

The overgrown chamisa on Zia Road was brought up by Deborah Leiliart. This has now been cleared up by a City crew, making walking and driving safer.

Outdoor lighting was brought up by Nina Dougherty. Our covenants address this and we are designated as a dark sky area by the city, which limits lights from shining upward but does not limit those that are shielded.

Matt Lane and Tim Blose raised their concern about neighborhood fire prevention. Peter Ives suggested that we contact Porfirio Chavarria with the Santa Fe Fire Dept to set up a meeting for HOA members at the United Church. Dana will follow up and contact Matt Lane and Tim Blose.

Stamm photos: Sandra Ward had asked about early photos of the Sol y Lomas development. Susan has an album that the Sol y Lomas trustees have passed down for the last 50 or so years. This album, compiled by Allen Stamm, features photos of early, newly built Sol y Lomas homes. Susan has an estimate of \$250 from Carolyn Wright at The Photography Studio to restore and digitize the photos. There was a motion to approve payment to Carolyn Wright. Dave Steinkraus will post the photos to the HOA website for \$60/hour. Susan would like to purchase a thumb drive to store the images. Wally moved to approve the purchase and Alaina 2nd. Approved.

Susan reported that after the annual meeting a member asked if we file Federal and State tax returns. We are certified as a nonprofit corporation but Holly will check with a CPA to be sure that we do not need to file.

New Business

Jackie Dulle, who has been a board member and served as secretary since 2013, is resigning from the HOA Board. Susan expressed the gratitude we all feel for her many years of excellent service.

Holly moved and Jackie 2nd that Laura Holt be approved as the new secretary. Passed

Susan reported that there has been one complaint from a homeowner about the increase in annual HOA dues. The homeowner also objected to the Sol y Lomas HOA donating to a local nonprofit (the Food Depot).

There has been a request from the son of elderly residents for exemption from dues because of hardship. The Board agreed to defer the dues payment until the property is sold.

Article IX of the By-Laws deals with the books and records of the HOA and access to those records. It states: "All books and records of this Corporation may be inspected by any member, or his agent or attorney, for any proper purpose at any reasonable time." A motion to amend this to say: "The records of the Sol y Lomas HOA will be kept for seven years" was made by Susan and 2nd by Wally. Passed.

The Trustees will review the By-Laws and suggest other changes that should be discussed, including where the records are kept and what a reasonable time for inspection would be.

Next meeting

The next Board meeting will be at 1:00 p.m. Monday, March 30, 2026 at Susan Orth's home.

Adjournment

Susan moved the meeting be adjourned at 2:05. 2nd and passed.

Submitted by Laura Holt, Secretary