

Sol y Lomas Homeowner Association Board Meeting
April 27, 2026
Susan Orth's Home

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

Dana Taylor was unable to attend.

Call to order

Susan called the meeting to order at 1:12 pm
The agenda was distributed. No additions or corrections

Old Business

The Board discussed the changes to the By-Laws that should be made when we amend them. Susan asked for any changes in addition to those to Article IX for By-Laws to be kept by the Board Secretary for 7 years. Laura asked if we could clarify the definition of "quorum" in Article III, Section 7. Susan and Laura will meet to discuss this before the next Board meeting.

Board Members were asked to review the By-Laws before the next meeting to see if there are other changes to be made before the revised By-Laws are recorded.

PROPERTY TRANSFERS

There were no property transfers since the last board meeting. There are possibly 2 homes coming on the market soon.

TRUSTEE REPORTS

Minutes, Laura Holt, Secretary

March 30, 2026 meeting were sent to the Trustees and approved by email as corrected. Holly posted the final minutes to the Sol y Lomas website.
Laura has received the HOA documents from Jackie. After the By-Laws are amended she will arrange to have minutes older than 7 years shredded.

Welcome Bags, Laura Holt, Secretary

There were no welcome bags delivered in the last month.

Treasury Report, Holly Porter, Treasurer

No additional dues have been paid in the last month. About 85 to 90 have not been paid. Holly will give a list of these names to Susan who will arrange for Allegra Printing to do the mailing. Laura will suggest a change to the form letter and get it to Susan.

The balance in the Enterprise Bank checking account is \$9,747.46.

The savings balance is 1,013.68.

We don't have the interest amount in the CD account.

Bills paid in the last month included the Zoom bill, liability insurance for the Board, and expenses for the party for Jackie.

She is working with Dennis Lee to file the IRS Form 1120-H for the HOA's tax report.

Architectural Review Committee, (ARC) Walter Ausserer, Chair

Wally reported that Alex Bailey is planning to build a casita and is working with the City on the plans.

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

Dana has included the new submissions for inclusion in the Membership Directory. Susan will distribute the new version.

New Business

Warren reported on issues with home owners insurance because of fire danger.

Alaina has written a brief history of the Sol y Lomas development to be added to the website.

Alaina said that she has filed another report on the road condition for Arroyo Chamiso and received a response acknowledging the report and saying there is now a work order. They also sent the list of current projects which is lengthy.

Alaina has not spoken to Annie about speed bumps on Zia.

Alaina is going to write a letter to the editor about people running the traffic light on Zia and Old Pecos Trail.

Dana has sent another email the Matt and Tim, following up on the Board's agreement that, even though there is a policy of only sending emails on official HOA business, fire preparedness is of importance to all. We have agreed to send out information about fire preparedness to HOA members.

Next meeting

Since the last Monday in May is Memorial Day, the next Board meeting will be at 1:00 p.m. Monday, June 15, 2026 at Susan Orth's home. The tentative date of the next meeting is July 15.

Adjournment

Susan moved the meeting be adjourned at 1:58. 2nd and passed.

Submitted by Laura Holt, Secretary