

Sol y Lomas Homeowner Association Board Meeting
June 15, 2026
Susan Orth's Home

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

Dana Taylor was unable to attend.

Call to order

Susan called the meeting to order at 1:09 pm

The agenda was distributed. No additions or corrections

Old Business

Alaina reported that an application has been made to the City for adding speed bumps to Zia Road. The City will be studying the traffic situation.

Warren reported that he has been able to find property insurance.

Susan reported that Dana has made changes to the Member Directory and that she will send it out.

The fire prevention meetings that were proposed have not happened. The sense of the Board is that there is a lot of generally available information and that we do not need to pursue setting up additional meetings.

Holly updated the Board on the question of filing federal tax returns. She has investigated this and Dennis Lee advised that since we are a non-profit with the State of New Mexico we do not need to file the IRS Form 1120-H for the HOA's tax report. We would have to create a federal account which would be expensive, take time and effort and it does not seem to be needed. We are a nonprofit with the State and that should be sufficient. Warren moved that we not pursue creating a federal account. Wally seconded. Passed.

New Business

Alaina has volunteered to serve as vice president of the Board. Holly moved that Alaina be elected as vice president and Laura seconded. Passed.

The Board discussed the changes to the By-Laws that should be made when we amend them. The definition of "quorum" in Article III, Section 5 of the First Amendment to the By-laws is not clear. Laura moved that it be changed to read: Section 5. Quorum. Ten percent of lot owners in attendance at any Annual or Special Meeting shall constitute a quorum. Holly seconded. Passed.

The Board discussed adding a 10% late fee for late payment of dues. Warren moved to amend Article II, Section 2. Dues. to read: Each member shall pay annual dues as approved by the members at each Annual Meeting plus applicable late fees of 10% if dues are not received by February 1st of each year. Holly seconded. Passed.

The Sol y Lomas sign on W Zia Road is on the property being developed. Annie Campbell sent an email about moving the sign across the street. Warren moved that

we pursue getting permission to relocate the sign. Wally seconded. Passed. Susan will contact Chapman for permission.

PROPERTY TRANSFERS

There were no property transfers since the last board meeting.

TRUSTEE REPORTS

Minutes, Laura Holt, Secretary

April 27, 2026 meeting were sent to the Trustees and approved by email as corrected.

Holly will post the final minutes to the Sol y Lomas website.

The Board has voted for a 7 year limit for document storage. Laura will arrange to have minutes older than 7 years shredded. The Board approved a payment of \$99.50

Welcome Bags, Laura Holt, Secretary

There were no welcome bags delivered in the last month.

Treasury Report, Holly Porter, Treasurer

75 late dues notices were mailed by Allegra on May 4, 2026.

Payment of \$216 was made for rental of PO Box 4651

The balance in the Enterprise Bank checking account is \$9,049.01.

The savings balance is 1,013.73.

The CD account balance is \$10,212.75.

Architectural Review Committee, (ARC) Walter Ausserer, Chair

Wally reported that there have been no official ARC submissions.

There has been a neighbor dispute about a fence at 2115 Azulejo.

Warren noticed that a property on Tecolote is installing a gate. This is the same property that is out of compliance because of construction equipment parked there. The ARC only acts if there is a complaint.

Wally is point person for ARC for July.

Next meeting

The next Board meeting will be at 1:00 p.m. Monday, July 27, 2026 at Susan Orth's home.

Adjournment

Susan moved the meeting be adjourned at 2:07. 2nd and passed.

Submitted by Laura Holt, Secretary