

Sol y Lomas Homeowner Association Board Meeting
August 3, 2026
Susan Orth's Home

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

Dana Taylor and Holly Porter and Alaina Speraw were unable to attend.

Call to order

Susan called the meeting to order at 1:12 pm

The agenda was distributed. Susan added correspondence with Bruce Throne about the Old Pecos Trail Estates and updates about the By-laws.

Old Business

Annie Campbell has continued to work with the City about traffic calming on Zia Road. The City had measured traffic but found it was not busy enough to warrant taking measures, however Annie pointed out that after school starts there is more traffic. The City will take another measurement.

Dana reported that since individual homeowners have access to information about fire danger and resources the HOA will not set up neighborhood meetings.

The Trustees have reviewed the current By-Laws and the following changes have been passed by the Board and are to be presented at the 2027 Annual Meeting for a vote:

FIRST AMENDMENT TO THE BY-LAWS dated January 17, 2004.
Article III, Meetings of the Members.

Section 5. Quorum. A majority of the Members in attendance at any Annual or Special Meeting shall constitute a quorum.

Change to:

Section 5. Quorum. Ten percent of the Lot Owners in attendance at any Annual or Special Meeting shall constitute a Quorum.

SECOND AMENDMENT TO THE BY-LAWS dated January 26, 2019
Article II, Membership

Section 2. Dues. For each lot owned within the Subdivision, there are annual dues required to be paid to the Association, as approved by the members at the Annual Meeting.

Change to:

Section 2. Dues. For each lot owned within the Subdivision there are annual dues to be approved by members at each Annual Meeting 'plus applicable late fees of 10% if dues are not received by February 1st of each year

SECOND AMENDMENT TO THE BY-LAWS dated January 26, 2019
Article IX: Books and Records

This Corporation shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its members, Board of Trustees and committees having any of the authority of the Board of Trustees and shall keep at its registered or principal office or in other places as designated by the Trustees, a record giving the names and addresses of the members entitled to vote. 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.

In order to comply with Section 47-6-5 NMSA 1978, revised in 2025

Change to:

Record disclosure to members—updated information:

A. All financial and other records of the association shall be made available during regular business hours for examination by a lot owner within ten business days of a written request.

B. The association shall not charge a fee for making financial and other records available for review. The association may charge a fee of not more than ten cents (\$.10) per page for copies.

C. As used in this section, “financial and other records” includes:

- (1) the declaration of the association;
- (2) the name, address and telephone number of the association’s designated agent;
- (3) the bylaws of the association;
- (4) the names and addresses of all association members;
- (5) minutes of all meetings of the association’s ;other owners and board for the pervious five years, other than executive sessions, and records of actions taken by a committee in place of the board or on behalf of the association for the previous five years;
- (6) the operating budget for the current fiscal year;
- (7) current assessments, including both regular and special assessments;
- (8) financial statements and accounts, including bank account statements, transaction registers, association-provided service or utility records and amounts held in reserve;

(9) the most recent financial audit or review, if any.

New Business

TRUSTEE REPORTS

Treasury Report, Holly Porter, Treasurer (submitted through Susan)

There are still about 30 unpaid dues for 2026.

The balance in the Enterprise Bank checking account is \$9,789.06

The savings balance is 1,013.76.

Architectural Review Committee, (ARC) Walter Ausserer, Chair

Wally reported that there have been no official ARC submissions. The Baileys at 111 Calle Palomita have asked about an exception to setback requirements for building a potential guesthouse of about 1100 sq ft with a garage.

Wally announced that he would like to step back from the ARC. However, since there have not been many requests that would provide opportunities to initiate Warren to ARC procedures, Wally will continue for the time being. Discussion about potential new ARC members followed.

PROPERTY TRANSFERS

There were no property transfers since the last board meeting.

TRUSTEE REPORTS

Minutes, Laura Holt, Secretary

Minutes of the June 15, 2026 meeting were sent to the Trustees and approved by email as corrected. Holly has posted the final minutes to the Sol y Lomas website.

Susan reported that we now understand that records only need to be kept for 5 years instead of 7. Laura will cull the old records accordingly.

Welcome Bags, Laura Holt, Secretary

There were no welcome bags delivered in the last month.

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.

Next meeting

The next Board meeting will be at 1:00 p.m. Monday, September 14, 2026 at Susan Orth's home.

Adjournment

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

Submitted by Laura Holt, Secretary