COLINAS DEL SOL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 6, 2023

Minutes of the Board of Directors Meeting of the Colinas Del Sol Homeowners Association, Lamy, NM held at 35 Colinas Del Sol, Lamy, NM.

- **CALL TO ORDER**
  Board President Howard Dittmer called the meeting to order at 10:03 a.m.

- **ROLL CALL OF OFFICERS**
  Roll call of officers at 10:06 a.m.
    - Present: President - Howard Dittmer, Secretary - Sandy Aldern, Treasurer - Kurt Burk

- **APPROVAL OF THE MINUTES OF THE REGULAR MEETING**
  Minutes from the Regular Board Meeting, November 1, 2023 were presented for approval. Minutes were approved as presented.

- **FINANCIAL REPORT**
  Kurt Burk presented the Financial Report.
    - Account balance as of 11/28/23: $8,172.62
    - No expenses were incurred during the month of November.
    - 2024 Annual Dues will be due by January 31, 2024. Kurt Burk will draft the letter advising the membership that, per the Annual Meeting, dues for 2024 have increased to cover maintenance costs for Compadres and regular maintenace of Colinas Del Sol.
    - HOA annual insurance fees will be due in February, 2024.

- **COMMITTEE REPORTS**
    - Architectural Control Committee

  John Gamache was present on behalf of the ACC. He reported the Committee had reviewed the documents for a garage addition at 35 Colinas Del Sol and had notified the owners.
    - Road Committee

  No report was received from the Committee. Howard Dittmer reported he received an email from Committee member John Seidner indicating he had resigned from the Road Committee. Mr. Seidner's email included his personal concerns and suggestions for Compadres maintenance. Howard Dittmer reported he had referred those concerns back to the Road Committee for further considertion and

presentation to the Board.

Howard Dittmer will send a request to the Community for a new volunteer to join the Commttee.

It was recommended that a Board member attend the next County planning meeting with Russ McMillan to represent CDS as Compadres road improvement needs are discussed with th developer on the west side of Compadres.

- **OLD BUSINESS**
  - CC&R Amendment regarding long/short term leases

Howard Dittmer provided the results of the survey questioned regarding long/short term leases in the Community. Responses were received from 9 of 11 owners. The majority of responses indicated no problem with long term rentals, majority objection to short term rentals, and home swaps to be considered.

It was noted that Santa Fe County currently has a moratorium on issuing new short term rental licenses. The County will be addressing the issue in early 2024. The Board will continue to keep the item on the agenda for discussion until such time that the County makes a determination regarding short term rental licenses.

The need to amend the CC&Rs to be more specific about long/short term rentals will continue to be considered. Howard Dittmer presented an amendment example from another HOA with wording regarding the issue. This may be an amendment that can be written and approved with minimal expense. Concerns regarding the expense have been expressed. The Board discussed whether a vote could be done via email to HOA members or if a special community meeting should be held to allow for further discussion.

- **NEW BUSINESS**
  - No new business

- **OPEN FORUM**
  - John Gamache, Paul Muraca, and Ken Latz were in attendance.
  - Community lighting was discussed. Howard Dittmer purchased and installed lights in the wall at the south entry. He also purchased lights for the north entry. John Gamache volunteered to install those.

- **NEXT MEETING DATE**

  The next monthly Board meeting is scheduled for January 3, 2024, 10:00 a.m. at Howard Dittmer's home, 111 Colinas Del Sol.

A motion was made, seconded, and carried to adjourn the meeting at 11:14 a.m.

These minutes were approved by the Board of Directors.

Sandy Aldern, Secretary

1/3/24
Date