**SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING**

**October 8, 2024 – Minutes**

Board Members Present: Kevin O’Brien, Sam Esparza, Amy Graham, Mark Koskiniemi, Leslie Michotte

Determination of Quorum: Kevin called the meeting to order at 6:34 p.m. and determined a quorum was present.

Approval of Minutes: Minutes for the September board meeting were distributed. Leslie moved and Kevin seconded to approve the minutes. Motion carried.

President’s Report: Kevin reviewed highlights of many items that will be covered in committee and new/old business below.

Vice President’s Report: Overseeding the small grass on the west side of the clubhouse is now on the schedule, and Sam will follow up with Oscar.

Treasurer’s Report: Bank of America balance is $12,795.98. The issues of outstanding checks at BofA has been resolved. Main expenses for the past month were TEP ($2130), pool service and chemicals ($475), landscaping ($500 – Note: Oscar resumed service Sept 1 with the list of work items), HOA event ($191), insurance ($1003), and Home Depot (various materials, items $117.04)

Committee Reports:

Architectural Review Committee: Projects – 750 Comobabi work ongoing on a new wall; 975 Comobabi (nothing to report); 1149 Samalayuca, no additional progress; 876 Samalayuca garage addition.

Area A Committee: Discussion continued on security camera and placement in Area A, Kevin received a quote ($3900) for eight cameras and accessories. Still considering options and proposed configurations.

Larry and Kevin purchased various yard tools for Area A. Discussion on ensuring they remain secure.

There was additional bathroom vandalism about a week after our last meeting.

Water Committee (Water Conservation and Drought Preparedness): Mark will bring a summary of key updates to the next meeting on the recent ADEQ water quality rule changes.

Water System Committee: The contractor (CDM Smith) assigned to our community for completion of the EPA Lead/Copper inventory continues their work on schedule. There is a Nov 15 deadline to send out a required notice, supporting information and forms to owners. Kevin and Mark will work on the communication and distribution. Data should end up on 120 Water (the site being used for the public information related to reports). Kevin will reach out to Bill W to post a link or other information on our website.

Kevin will reach out to Kyle Boyd and Tony Garcia on updating the water emergency plan.

Social Committee: Pickleball party and potluck/BBQ – Another exciting time with lots of fun had by all!

Old Business:

Update to Dues: We will need to prepare the communication on the various methods for dues payment. With respect to the dues amount – Sam moved and Leslie seconded a $10/month dues increase for 2025, motioned passed. This is within the amounts allowed by the updated CCR’s for approval within the Board authority (CCR 2021, Article 4, Section 4.3). The new monthly dues amount will be $145/month, effective January 1, 2025.

[NOTE FOR THIS BRACKETED SECTION: the following is from our prior minutes (Sept) for purposes of retaining this related information on dues discussion in one location.

More discussion on the question of how dues will be paid going forward. A review of the community history on the subject as well as an overview of any limitation was presented and discussed. Larry moved and Leslie seconded the following;

*Paying dues by personal check will require the entire annual amount to be paid in full by January 1 of each year. Paying semi-annual, quarterly, or monthly will require direct deposit by methods provided by Samalayuca Improvement Association.* Motion passed. More work will be needed in terms of working options and communication prior to the Annual Meeting.]

Mark will update and send out a flyer for the proposed youth clean up day, now scheduled for November 16 (morning). A worklist will be developed closer to the date.

New Business:

Additional vandalism to the air hockey table occurred inside the clubhouse. Amy will arrange for disposal. There was also a question about if the refrigerator is working and if it is needed. If it is not working, it will also be disposed of.

Adjournment: Amy moved and Sam seconded - Meeting adjourned at 7:23 p.m.

Next meeting: The next regular board meeting will be November 12th.