

## **Samalayuca Improvement Association Board Meeting**

**January 9, 2018**

**Present:** Diane Boyd, Erick Heinz, Amy Graham, Suzanne Griset, Mark Koskiniemi, Richard McArthur

**Visitor:** Scott Doty

**Determination of Quorum:** Diane called the meeting to order at 7:03 pm and determined a quorum was present.

**APPROVAL OF MINUTES:** Suzanne distributed the December minutes; Suzanne moved, Mark seconded to approve the December minutes as with one correction; motion passed.

**TREASURER'S REPORT:** Amy Graham reported that the Vanguard balance is \$51,804.26; the checking balance is \$8656.38.

**PRESIDENT'S REPORT:** Diane reported that Samalayuca resident John Kofron, a resident on Vamori, passed away in late December. He had been an active Association member and volunteer.

### **COMMITTEE REPORTS:**

**Architectural Review:** No activity for the past month. Diane suggested the committee revisit (1101 W. Samalayuca).

**Area A:** Amy reported that her daughter has been cleaning up the area, especially after the recent parties. Suzanne reported that the light at the south gate is out again; Richard will check.

**CC&R Revisions:** Committee members Diane and Richard took the most recent revisions by the committee to the attorney. He will send the draft by the beginning of February to the Board, to discuss in March. Any revisions by the Board will go by the attorney again, then will be presented to the members at a meeting to be led by him. Diane reminded the Board that it will have to enforce all of the CC&Rs once adopted; the attorney is writing an enforcement policy to incorporate into the CC&Rs. His firm will provide the notice of the meeting.

### **OLD BUSINESS:**

**Clubhouse Doors and Closing Mechanisms:** Steel French doors were purchased for \$3,159 (the cheaper versions were too big and did not fit); they also received information that

the locks that had been recommended break easily and are costly to repair. One side of each French door set will be fixed, the other door will open into the club room. They will either have self-closing hinges or closers. Lowes will install them. Additional costs will be incurred for the handles, at 54 inches from the ground, and they will be locking on the interior and keyed on the exterior. Kyle and Richard will install the hardware.

#### **NEW BUSINESS:**

**AZDEQ Five Year Plan:** This is a conservation and drought prevention plan for the next five years. Diane asked members in the annual letter to volunteer for a Water Conservation Committee to create a plan and an annual community activity. Mark will be the Board representative on the committee.

**YL Technology:** The certified water operator we had been using at YL Technology had lost their certification, so we changed to a different certified water operator with the same firm. Amy will investigate other firms and obtain price comparisons for future reference.

**Compressor for Pressure Tank on Well:** New is \$2000 with a 1 year guarantee, or \$1500 for a refurbished compressor with the same 1 year guarantee. We selected the refurbished and it has been ordered.

The most recent loss of pressure was due to a repair during the afternoon and a switch not having been flipped back on.

**Pool Flow Meter & Pump Seal Leak:** Flow meter was installed for \$150; the pump seal has been ordered and will be another \$200.

**Area A Committee:** Amy volunteered to form a committee to discuss future improvements to the facilities.

#### **2018 Budget:**

Diane and Amy distributed a draft budget. Income is the same; Area A was increased to cover the costs of tasks formerly done by Bill Walther; and to ensure water system costs.

#### **ADJOURNMENT**

The meeting was adjourned at 8:14 pm.

The next meeting is the annual meeting on January 22<sup>nd</sup>