

Samalayuca Improvement Association Board Meeting

April 10, 2018 – Minutes

Present: Jennifer Esparza, Diane and Kyle Boyd, Amy Graham, Mark Koskiniemi, Richard McArthur, Nancy Swinford, Erick Heinz

Association Members: Ace Carlson, Larry Bourne, Tony Garcia, Christine Green

Determination of Quorum: Diane called the meeting to order at 7:11 pm and determined a quorum was present.

APPROVAL OF MINUTES: Diane distributed the March Board meeting minutes (3/13/18); Richard moved, Nancy seconded, to approve the March minutes with minor corrections; motion passed.

TREASURER'S REPORT: Amy Graham reported that the Vanguard balance remained \$54,172.67; the checking balance is \$8223.00.

Significant item - \$1870.50 for repairs to mend the broken line from the pressure tank.

Only one household is significantly behind on dues payments.

PRESIDENT'S REPORT: A waterline break resulted in the system being off for 8 hours for temporary repairs on the day the break was discovered, and 7 hours on a follow up visit to complete permanent repairs. Richard and Kyle are to be commended for doing some of the preliminary ground work to minimize the expense of the repairs.

The Association water company received a notice from ADEQ advising of a reporting deficiency logged in their system. Diane is correcting the situation. The deficiency was for untimely reporting only and did not impact water quality.

COMMITTEE REPORTS:

Architectural Review: No report for the past month.

Area A: The committee is preparing for a work day on the 14th. Owners at 881 W Comobabi have agreed to use their truck and gear to assist with the clean up. The work will involve mostly removing cacti around some of the amenities (basketball court, tennis court) to ensure a safe and clean operation.

Amy offered to donate cabinets and a sink for the clubhouse.

The committee is also considering painting the clubhouse floor and installing ceiling fans; and restriping the basketball court and replacing the rim/backboard.

They have also discussed getting trees from Tucson Electric Power (TEP) under their community/business tree program.

Amy moved, and Richard seconded that the committee be authorized to expend no more than \$1000 for improvements. Motion passed.

CC&R Revisions: The Board continues to discuss and review the CC&R revisions at each meeting.

OLD BUSINESS:

CC&R/Policy compliance: 951 Samalayuca has not yet moved items deemed out of compliance.

NEW BUSINESS:

CC&R/Policy Compliance and Related Issues: Diane moved, and Erick seconded that a written communication be sent to 951 Samalayuca to clearly communicate non-compliance issues. Motion passed.

The Board members discussed and revised the new CC&R's focusing on sections 6.1-6.4.1.

The Board agreed to hold a special meeting on April 24th to continue the draft CC&R review process, primarily on finishing section 6.

ADJOURNMENT

There being no other business, Richard moved and Nancy seconded to adjourn the meeting. Motioned passed and the meeting was adjourned at 8:26 pm.

The next regularly scheduled board meeting is on May 8th.