

Samalayuca Homeowners' Improvement Association
Annual Meeting
Area A

January 24, 2017

The meeting was called to order at 7:05 p.m. by Co-President Diane Boyd who welcomed everyone. She asked everyone to introduce themselves, first the current Board members (Co-Presidents Diane and Kyle Boyd; Vice President Mark Koskiniemi; Treasurer Dick Czech; Secretary Suzanne Griset; and at-large members Nancy Swinford and Erick Heinz. Richard McArthur was absent. She also introduced anew member Scott Doty. Seventeen homeowners were present.

Minutes: Diane asked everyone to take a few minutes to read the 2016 annual meeting minutes. Mark Koskiniemi moved and Suzanne Griset seconded that the minutes be approved with corrections to the attendees and a missing date.

Treasurer' Report for 2015: Dick Czech reported that we had a very good year and were within budget with the exception of the rest of the invoice for the well repair at the beginning of the year and a few major expenditures for the water system. Electricity remains low. Garbage will rise another 5%. We also have a water valve that will need to be replaced in 2016 at approximately \$3500.

We have \$40,452 in the Vanguard account as of the end of 2016, whereas we only had about 20,000 last year. With the dues increase his past year, we should be able to put \$15-18,000 in that account each year.

President's Report:

Diane shared that the dues increase was great in rebuilding the reserve account as we'd had to use \$40,000 for the well repair.

The Board also worked on two policies to 1) clarify the CC&Rs regarding travel trailers/ unsightly vehicles to define "adequate screening" and 2) Architectural Review standards. Copies of the resolutions were distributed to the attendees.

We have had several comments about the landscaping portion of the policy being too restrictive and we want to establish a committee to revise it. Nancy Swinford will provide a report later in the meeting.

CC&R Committee Report: Members are Diane, Nancy, Liz Carris, Richard McArthur, and Ace Carlson. The committee has met several times over the past few months and has been assessing what is best in the neighborhood and made several changes that have been

provided to our attorney. The revised CC&R will be reviewed by the Board, distributed to the members, and a special meeting held for members to comment.

For example, the current CC&Rs stipulate no businesses can be operating in the subdivision. We propose to change that to acknowledge that businesses can be conducted via the internet that are not be visible or impinge on their neighbors. Another change would be to the materials stipulated for residences and walls to retain the low sloping roofed ranch-style homes.

Ultimately 51% of the homeowners (27 homeowners) would be required for the changes to be approved.

Architectural Review Committee: The committee was created to review proposed construction by meeting with the homeowner and visiting the job site to discuss the project. Three projects have been reviewed thus far. Use of brick exterior and roof slope and height have been the primary issues. Also to maintain the wild nature of the neighborhood. Kyle, Richard, and Nancy are the members.

After that the homeowner obtains the County approval for their plans

Liz Carris asked if there were any restrictions on water harvesting systems. Diane would like to talk further with Liz so that we can incorporate those considerations in the new policy.

Area A: The area has been used more this past year. Bill Walther does the general maintenance on a volunteer basis, but during the summer peak season, he was hired to do a daily inspection during the summer to ensure that the restrooms were clean and locked, and the area maintained. It seemed successful so we'll do it again this summer.

Neighborhood Watch: We held a potluck on Halloween and had good attendance.

Old Business:

Roads: Mark Koskiniemi reported that he went through all of our records and at the County to compile a history of our roads. He encouraged everyone to keep calling and complaining. He is going to put together a presentation to take to the County Board of Supervisors.

Martha asked who we should call – the potholes or general complaint telephone numbers. There is also an online form. Call the Department of Transportation or our Supervisor, Ally Miller. Diane relayed the pothole 724-2639. Diane wondered if a petition would have more weight. Nancy wondered if we should partner with the La Canada Association. We'll ask for members to sign up for a committee to address this.

Proposed 2017 Budget:

\$67,320 is our calculated income from dues with a few fees also collected. We propose a similar budget for Area A as last year. The electricity continues to decrease due to the new pump on the water well and the variable pool pump. Garbage will increase 5%, and we retained an allocation for another roll-off in Spring/Summer. Insurance remains similar. Office expenses are a little higher to cover the costs of mailing the CC&R information. Professional services are higher due to anticipated increase in legal fees for writing the policies and letters to homeowners last year, and the anticipated costs for the CC&R (a flat fee of \$2500).

We also added a capital expenditure for repairing the sand under the swingset.

Liz asked if there is any incentive from the County to show that we are saving water? Unknown and suggested she contact the County.

Mark Koskiniemi moved, Dick seconded to approve the budget as presented. Motion passed.

Dick Czech has announced his retirement as treasurer, and Amy Graham has volunteered to run for the position. Ballots are due February 13th.

Other Issues:

Jana reported that many Tucson neighborhoods are having mail removed from individual mailboxes and wondered if we would be interested in a centralized lock mail. Diane acknowledged that we had an issue last year. Dick reported that those large locking mailboxes have also been robbed – one stop shopping. Jana will investigate further.

Scott Doty asked about improving the interior of Area A with a sink, refrigerator, etc. Diane suggested that we ask if anyone is remodeling their kitchen and could donate the equipment.

Adjournment

Mark Koskiniemi moved, Erick seconded, to adjourn the meeting. Motion passed and the meeting was adjourned at 7:58 pm.

January 24, 2017

The meeting was called to order at 8: 05 pm. There being no business to conduct, it was adjourned at 8:06 pm.