

Samalayuca Improvement Association Board Meeting

March 14, 2017

Present: Diane Boyd, Kyle Boyd, Amy Graham, Suzanne Griset, Mark Koskiniemi, Richard McArthur, and Nancy Swinford

Visitors: Scott Doty

Determination of Quorum: Diane called the meeting to order at 7:08 pm and determined a quorum was present.

APPROVAL OF MINUTES: Diane distributed the minutes from the February 14, 2017 meeting. Suzanne moved and Richard seconded that the minutes be approved after a typo is corrected; motion passed.

TREASURER'S REPORT: Amy reported that as of March 13, 2017, the checking account balance was \$15,004.06 and the Vanguard balance is approximately \$35,000 because Vanguard erroneously sent us a check for \$5,000, which will be returned to the account. We are still trying to set up the accounts with Amy's signature. Four people received invoices this month for arrears.

PRESIDENTS REPORT:

The Association had to replace a water valve at 1161 W. Samalayuca at a cost of \$538 from Cal's Plumbing. Kyle moved that the Association reimburse 876 W. Comobabi for \$538 for having replaced the valve at his home; Nancy seconded; motion passed.

We use Cal's Plumbing and Pioneer for Association work. Diane noted that these repairs are becoming more frequent as the system ages.

A second letter was sent February 24th to 1101 W. Samalayuca regarding the trailer with excavation equipment and dump truck in violation of the CC&Rs. No response has been received from the resident.

COMMITTEE REPORTS:

Architectural Review Committee -

A letter was sent by the architectural review committee to 876 W. Comobabi concerning the screen on the roof to cover the duct work that had not been indicated on the original plans. We requested that the owners paint the screen and duct work the same color to conceal it; and that any revisions to plans be brought to the committee before they are begun. Richard noted that the committee is learning by experience the kinds of problems that tend to arise.

1101 W. Samalayuca proposed garage/shop construction agreement was signed by the owner and committee; the final County approval is unknown at present. Diane suggested that Nancy contact them to follow up on the status of the County approval.

OLD BUSINESS:

Diane noted that tables and chairs were purchased for \$625 as approved at the last meeting. She mentioned that they intend to add a white board to the wall of the community room to list the things that users should do after using the area.

The gravel and curbing around the play area is in process. Lex Barker was asked to plant 3 mesquite trees to screen the well area. He will also extend the irrigation system for a total of \$450.

NEW BUSINESS:

Area A now has caution tape on the pool ladders because the holders are not to code. The proposed cost by Custom Pool Care for two three-tread ladders is \$1140, including the new boring into the cool deck; they require 50% deposit. Richard moved, Suzanne seconded, that the cost be approved; motion passed. He will be able to do the repair next week.

Pool Checking:

Mark asked if Amy's daughter is amenable to checking the pool; yes. Mark's daughter can substitute if needed.

Samalayuca Wash:

The home at 1161 W. Samalayuca has recently placed rock to try to block the wash from flooding his yard. Mark noted that many years ago the county indicated the private owner has to maintain the wash but cannot make any changes without the approval by the Association and the County. The Association will talk with the owner.

Nancy noticed that there seems to be a concentration of dog feces near the eucalyptus trees on Comobabi and Vamori. Diane is going to post signs requesting people clean up after their dogs.

Amy asks who restocks the supplies at Area A? Bill or Diane usually. Amy will pick up some window cleaner and new LED bulbs for Area A near pool.

Diane also noted that our annual water usage will be due next month (ca. \$600), as well as the water sampling.

ADJOURNMENT

Mark moved, Richard seconded, that the meeting be adjourned. Motion passed and the meeting was adjourned at 8:00 pm.