

## Samalayuca Improvement Association Board Meeting

August 8, 2017

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

**Visitors:** Scott Bronnimann, Lisa Tucci

**Determination of Quorum:** Diane called the meeting to order at 7:05 pm and determined a quorum was present.

**APPROVAL OF MINUTES:** Diane distributed the May and June minutes. Richard moved, Eric seconded to approve the June minutes as presented; motion passed. Suzanne moved, Mark seconded to approve the June minutes, Mark seconded to approve the June minutes as presented; motion passed. Diane noted that the unusual items discussed last month included the 2016 Consumer Confidence Report, the CPA report, removing a dead tree in Area A, and the landscaping modifications.

**TREASURER'S REPORT:** Amy reported that as of July 31, 2017, the checking account balance was \$15,576. The Vanguard reserve balance is about \$40,500. Amy distributed a profit and loss statement for the period January through July 2017. Although Area A looks high compared to budget, some of the costs were funded by the reserve allocation, although so far she has not had to tap that. Average monthly expenditures are \$3,700. Mark noted electricity was higher but still within budget. Diane reported that the water pumps were running nearly 24 hours during our very hot June. The legal fee was received; we have not yet received the revised CC&Rs.

The move of the bank account to Bank of America appears to be working for automatic withdrawals. You can set it up at your bank – contact Amy for the account information to establish an automatic transfer.

### **PRESIDENTS REPORT:**

A. Diane reported that she submitted the Arizona Corporation Commission annual report as required.

B. She also reported that the annual water testing of 5 households was also submitted (Boyd, Koskiniemi, Thomas, Volk, and Lutgendorf house). Results will be provided to all homeowners upon receipt.

C. Monthly water usage report was distributed; the June error was corrected. It is also available online at [www.samalayucaestates.com](http://www.samalayucaestates.com). We are still averaging over 2 million gallons per month and Diane stressed that we need to implement a conservation plan to distribute to homeowners and asked for suggestions. She surveyed the neighborhood looking for leaks and found one that is currently under repair.

D. AZ Department of Water Resources System Water Plan is due January 2018 to plan for drought. Diane would like to raise awareness and formulate a plan. Suzanne suggested that if we have a Halloween potluck, we request volunteers in our invitation.

E. Diane welcomed new homeowners at 881 W. Comobabi.

### **COMMITTEE REPORTS:**

**Architectural Review:** 775 W. Samalayuca conversion of carport into a garage. The committee reviewed the plans and inspected the site and approved the plans as presented, July 2, 2017.

902 W. Samalayuca – enclosing a porch to make a room; plans were reviewed and a site visit was made; the plans were approved.

1101 W. Samalayuca – seems to be proceeding according to the approved plans.

**Area A:** The Adirondack chairs have been repaired by Richard and painted by Bill. They look great!

Bill has resigned as the caretaker for the Area A yard; he also checked the gates and pool each day, inspected the bathrooms, etc. Diane suggested that Lex can fill in for the routine maintenance of the landscape. We need to find someone to check the facilities routinely – e.g., at the last party the gates were left open afterwards.

Mark asked Amy how the pool chlorine checking is going; good. She and her daughter check the facilities several times a week. And Amy will see if her daughter is willing to clean the bathrooms for the summer.

Diane is going to ask the lawyer to work with Nancy Swinford directly. We have not yet received the CC&R revisions from the attorney. The proposed revision is slated to be presented to our members in the fall.

Mark reported that we did have some road patches over the past week.; it appears that they got half of the potholes listed. The stream on Leonard da Vinci was repaired. He is also requesting the sweeper to remove all the gravel. He also reported that he visited Ally Miller's office, spoke with County officials, and got a copy of the roadway rating system map

showing the status of roads; we are recorded as red – failed! The estimated cost is \$282 million; with \$8 million this next year. The Transportation Advisory Committee will meet on the 14<sup>th</sup> at noon at 3950 S. Country Club Road, meeting every other week. Mark thinks it would be important for us to present at these meetings. He will also fill out their required form. Alternatively, the cost to mill and replace is \$250,000 per mile. We have just over 1 mile of road which Mark estimates might require ca. \$6000 from each homeowner if we created our own district. Meantime, keep up the pressure to report the potholes.

**NEW BUSINESS:**

Amy has been looking into what a new trash contract will cost when the current expires.

**ADJOURNMENT**

Mark moved, Suzanne seconded, that the meeting be adjourned. Motion passed and the meeting was adjourned at 8:19 pm.

Next meeting is September 12<sup>th</sup>.