

Samalayuca Improvement Association Board Meeting

December 12, 2017 revised

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

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 October minutes as she was unable to attend the November meeting at the last minute; Richard moved, Erick seconded to approve the October minutes as presented; motion passed. Diane distributed the November minutes; Suzanne moved, Erick seconded, to approve the November minutes with 3 typo corrections.

TREASURER'S REPORT: Amy Graham reported that the Vanguard remains the same; the checking balance is \$8656.78. Diane and Amy reviewed the budget last night and found that we are under budget thus far in 2017. They will work on drafting the 2018 budget.

PRESIDENT'S REPORT: The Association did lead and copper testing in August on the same 5 homes that have been tested for more than 20 years; the results were all good. ADEQ now requires that the 5 houses be notified of the results and Diane will send them shortly.

COMMITTEE REPORTS:

Architectural Review: No activity for the past month

CC&R Revisions: The entire CC&R committee met on November 30th to complete the revision of the lawyer's first draft. Richard and Diane will meet with the lawyer with our second draft on Friday. The lawyer will review again and they will be presented to the Board for their first review. We anticipate that the final draft will be presented to homeowners in a special meeting, estimated around March 2018.

OLD BUSINESS:

We revisited the issue of locks on the doors into the pool area. Diane clarified with the Pima County Health inspector that the doors that immediately lead into the pool are the doors in question. Diane and Kyle Boyd researched the various methods for locking the sliding doors or replacing the doors. The current doors are very heavy and difficult to close, so they investigated new doors (see new business).

NEW BUSINESS:

Clubhouse Doors and Closing Mechanisms:

The doors must be self-closing and it will be a two-step process to identify the new doors and the mechanism and have each installed. No one in Tucson has the self-closer/latches; Phoenix has the closures and installers. The doors will also need to be re-keyed. The estimated cost is a minimum of \$1250 per door. The Boyds recommended a white vinyl Pella door that is currently on-sale at Lowe's. Suzanne moved that the clubhouse sliding glass doors that lead into the pool be replaced with self-closing, self-latching mechanisms at 54 inches, to meet the code at a cost not to exceed \$4000.

We will also post that doors may not be left open.

We will also investigate the cost of replacing the western sliding door at the same time.

2018 Budget:

Diane mentioned that there have been multiple suggestions for improving Area A and she would like to include that as an item in the 2018 budget. We spent \$2500 this year to improve the play area and \$1900 to purchase new furniture this year. Diane would like to see a committee formed at the annual meeting, to decide what improvements should be made using a dedicated amount in the 2018 budget, and perhaps formulating a 5-year plan.

New Association Leaders:

The Boyds would like to retire from the Presidency in 2019. They have spoken with Sam and Juniper Esparza and invited them to be members of the Board in 2018 as a training for assuming the Presidency in 2019. Sam grew up in the neighborhood and has the institutional history to bring to the job. Suzanne volunteered to retire as Secretary to make room for the Esparzas.

Caroling:

Carrie Hesse and Nancy Swinford are organizing a caroling session for the neighborhood and will issue an evite for December 22nd.

Road Update:

Mark reported that the Board of Supervisors for Pima County discussed the billion dollars worth of roadwork needed and set aside 19 million for the next 2 years; about half of which would go to the unincorporated area. Roads are graded 1-10 with 10 being perfect; most roads are 2-5. They look at the amount of traffic as well as present condition. County wants to seal coat the 5s to spread the money around; however, they found in a recent examination,

that the roads are deteriorating faster than anticipated. The Board-appointed committee ranked the roads; our roads have low daily traffic and length, which disadvantages us. (out of 356 subdivisions, we are ranked 337 as far as length and traffic). The Department of Transportation refused to change its rankings, despite input from the public meetings.

The County is still doing potholes so we have to keep up our complaints.

ADJOURNMENT

Suzanne moved, Nancy seconded, that the meeting be adjourned. Motion passed and the meeting was adjourned at 8:14 pm.

The next meeting is January 9th; the annual meeting is aaaaaaaaaJanuary 22nd. .