

Samalayuca Improvement Association Board Meeting

February 9, 2016

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

Diane called the meeting to order at 7:05 pm and distributed a packet of important SIA documents for each Board member. Suzanne distributed a revised members list.

Minutes: Suzanne distributed the minutes from the December 8, 2015 and January 12, 2016 meetings. Mark moved, Richard seconded Dick moved, Mark seconded, to approve the December minutes with typographical corrections; motion passed. Richard moved and Mark seconded to approve the January minutes as presented; motion passed.

Treasurer's Report:

Dick presented the treasurer's report as of January 31, 2015. The Vanguard account now has a total of \$25,341.16 after writing the second check to Crane for the new well pump as well as an additional \$3000 for repairs; the checking account has \$7607.12. All other expenses were as budgeted. One of the homeowners in arrears submitted their outstanding dues.

President's Report:

Update on South Well Repair

Kyle provided a report on the south well repair, the original well, #1 well. The light has been blinking and Crane checked it out; the light is not resetting when it switches from well to well (the north well comes on twice, then the south, in a 2:1 repetition). They are still diagnosing the problem and have been here on average 4 times per week. They removed the meter because it was making noise (and it is just out of warranty) and they are going to replace the leaking check valve.

Update on Water Valve Repair

He then discussed the valve repair; the valve is operational, but it had not been connected to the 4" main line. One goes around Samalayuca/Comobabi; the other goes from Comobabi to Kovaya. Because it doesn't make a complete loop, the dead end loops can have stale water if we didn't use all of the water. The plumber said the system works so there should be no concern about the dead end loops. Kyle is redrawing the water system map to correct locations of valves and add the new well. We will add the map to our board member packets. The system originally did not have valves; they were added about

25 years ago to facilitate repairs to sections rather than having to close down the entire system.

Old Business

Nancy passed along some comments from one of the residents about the annual meeting being a little late (right now it's set in the Bylaws). She suggested that we put up a sign and volunteered to make them for next year; and to also send an email the night before.

New Business

2016 Ballots

Mark counted the 29 ballots that were submitted, which constitute a majority: the slate of candidates for the SIA Board was approved.

Possible Dues Increase

Members discussed the need for a dues increase and suggested a \$20 increase to build up the reserve. Dick moved, Suzanne seconded that the dues be increased by \$20; motion passed unanimously. A ballot will be sent to all homeowners. All comments were supportive during the annual meeting as they understood how drastically the reserves have been drawn down by the purchase of the new pump for the old well.

Nancy mentioned that some homeowners associations assess a Capital Improvement fee for new owners equal to half of the annual dues. Our transfer fee is currently \$150, paid by the seller and is distributed by the title company to SIA. Richard moved, Suzanne seconded, that we look into charging a Capital Improvement Fee; motion approved. Diane will discuss this with the attorney at the same time as she has them review the fee increase ballot.

Amending CCR's

Diane suggested that we review several sections at each meeting, draft any changes, then submit them to the attorney for review. She also suggested that we do a "town hall" to discuss them, midway during the year. Board members agreed. Richard and Nancy suggested that we bring in homeowners, perhaps even some who have been violating the current CCRs.

New Policy Regarding Adequate Screening

Diane will discuss this again with the attorney and ask him to draft the policy and include something about what constitutes "temporary" as well as "adequate."

Water Usage

Mark compiled a comparison of our usage to statistics available from Metro Water and Tucson Water. Ours is much higher, partially because the lots are larger and many of the

houses have old irrigation systems that aren't known until they begin to leak. The fact that water is unlimited, causes a less conservative approach. Diane noted that Winterhaven has its own water system and charges a nominal fee for a specific amount; overages are charged additional. We'll continue to revisit this topic to try and find some solutions to reduce our usage of water and running the pumps as frequently, e.g., more cache basins to water plants. We'll revisit this under Old Business next month and try to form a committee of homeowners.

The meeting was adjourned at 8:09 p.m.