

Samalayuca Improvement Association Board Meeting

March 8, 2016

Present: Diane and Kyle Boyd, Dick Czech, Suzanne Griset, Erick Heinz, Mark Koskiniemi, Richard McArthur

Michael Shupe, the association's lawyer also attended.

Diane called the meeting to order at 7:00 pm and determined that a quorum was present.

Minutes: Suzanne distributed the minutes from the February 9, 2016 meeting. Richard moved, and Dick seconded to approve the February minutes with one typographical correction; motion passed.

Treasurer's Report: Dick presented the treasurer's report as of February 29, 2016. The Vanguard account has a total of \$23,341.16; the checking account has \$8539.93. Unusual expenses included Crane \$1332 for the shutoff that was installed to correct the recurring problem. Another bill from Crane has been received, which the Boyds are going to clarify as they tried to not replace everything as long as it worked, but the alarm light kept coming on, and they had to replace a meter as well. They were also here another three days this week.

President's Report:

The letter with the proposed dues increase ballot was sent to members. Votes must be postmarked by March 31st and are due April 4th; we will need 38 yes votes to constitute the 75% required for the measure to pass. Diane suggested that we do a short meeting the week before the ballots are due to see if we have enough ballots returned. Mark will coordinate with Dick to see how many votes are outstanding on March 29, and will make assignments to board members to call the homeowners who have not returned their ballots.

Mr. Shupe explained that if the increase is not passed and we have another expensive repair beyond our reserve, we would have to borrow money against our future assessments. Mark will prepare a talking points page for each board member.

Erick asked if we can resubmit the issue for another vote if it doesn't pass the first time. Mike Shupe responded yes.

Diane looked at the history of association dues; they were \$90, then \$75 for a few years, and back to \$90 in 2003. They have been unchanged for over twelve years.

Diane also suggested that we send a letter soliciting a new treasurer, and take that opportunity to remind the homeowners that we do not have the expenses of a management service because the board and officers are volunteers and several individuals donate a lot of time doing repairs and improvements to the facilities in Area A.

Old Business:

Dick commented that the monuments are up and lit, due to Richard having installed the lights. Richard mentioned that the wrought iron sign could use some additional welding to replace some welds and straighten it out. Erick volunteered to do the repairs to the sign. Kyle suggested that the sign be placed in the monument, clamped with a vice clamp, to judge the welds.

New Business:

Mike Shupe attended the meeting to ascertain the Board's desires in writing policies for two items in our CC&Rs. Item 3 is the requirement for adequate screening of trailers, that also stipulates that no mobile homes can be used as residences on the lots. Erick suggested that there are two issues in this one item; true, but we cannot amend the CC&Rs and separate the issues, until 2018. We can develop and implement policies in the interim. Diane reiterated that the objective is to prevent line of sight infractions – either from the street (which affects the entire association and property values) or from neighboring lots (which is a nuisance to neighbors). The intent of the policy is to set clear guidelines.

He suggested a two part policy: 1) screening to prevent sight from the street; and 2) a second procedure to resolve disputes between neighbors who are affected, especially in this neighborhood where the houses are placed at different angles. Sometimes creating a setback from lot boundaries can help neighbors. And he cautioned that the guideline for screening must be clearly set and measureable.

Kyle asked about people who clear-cut native vegetation (also prohibited) to park a trailer. The vegetation can be mediated, and perhaps used to screen.

Erick asked what is the County policy regarding? No parking of trailers on streets (but rarely enforced).

Mike also stated that some places have provisions prohibiting visitors parking motor homes and living in them on properties. Can also include provisions for loading/unloading, or preventing hookups beyond a certain period of time. Tiny house phenomenon poses potential violations as well.

Mike asked what are our objectives for the policy. What constitutes adequate screening: Kyle wants native plant screening but after discussion, the Board felt that was too restrictive. Item 8 says you are not to clear native vegetation, but does not restrict adding non-natives. Walls and fences above 6 feet have to obtain Board approval, so any fence around a trailer would require Board approval. Metal buildings or cover structures are prohibited under Item 12 unless approved by the Board. Mike suggests setting a height requirement for the screening, and then listing the types of screening.

Our CC&Rs are structured so that owners and the board are responsible for enforcing compliance. The Board is geared toward protecting the community's interest, not policing for benefit of single lot owners.

Mike will draft language for our review

The meeting was adjourned at 8:30 p.m.