

Samalayuca Improvement Association Board Meeting

May 10, 2016

Present: Diane and Kyle Boyd, Dick Czech, Suzanne Griset, Erick Heinz, Richard McArthur, Nancy Swinford

Diane called the meeting to order at 7:04 pm and determined that a quorum was present.

Minutes: Suzanne distributed the minutes from the April 12, 2016 meeting. Dick moved, and Richard seconded to approve the minutes as presented; motion passed.

Treasurer's Report: Dick presented the treasurer's report as of April 30, 2016. The Vanguard account has a total of \$25,357.73; the checking account has \$10,604.28. Unusual expenses included the Bolton replaced the backwash valve for the pool. He thanked Eric and Richard for fixing the SIA monument and new lights on Oracle. Dick asked if we want to do the ones on Paseo del Norte; Dick thinks we should wait to see if the technology improves.

President's Report:

The Thomases called Diane to discuss putting up a new wall that would enclose the guest house. Because there is no building permit required and it is not chain link, they do not need to bring it before the Board but Diane suggested they may want to check that it complies with County regulations about property lines.

She also reported that she had contacted our attorney regarding the draft new policy on screening items from neighbors' view. He did not get it to her in time for this meeting but will send a draft policy that Diane will send to each Board member so that we can look at it before the next meeting. Diane asked that we send her our comments by May 20th so that she can run them by the attorney.

She also discussed the issues raised by Bill Walther. Solar City is currently installing solar at his home and he asked them to do a plan for Area A. He also reported having renewed the website fee and raised some issues he thought we could do to improve it, e.g., having a monthly update on issues that we discuss at each meeting.

Bill wanted to post the minutes from the annual meeting, but Suzanne was concerned that they are not official because they have not been approved by the homeowners (which doesn't occur until the next annual meeting). After discussion, an informal vote approved putting them online as long as they are marked as not having yet been approved.

Diane also discussed Bill's request to put DG in front of each of the gates and add sand to the volleyball and play area. Eric noted that the boundary between the street and the dirt needs to have the dirt brought back from where it has flowed downhill. The Board suggested that estimates be obtained for discussion at the next meeting. Kyle suggested that we could have the sand delivered and hold a work party to distribute it.

New Business:

Amy Graham at 902 W. Samalayuca Dr. brought images of the 3 aluminum detached carports to cover their RV and 2 boats. The largest would need to be 11-12 feet tall for the RV. They would also install 2 gates and pillars across the drive. Amy pointed out that there is one at the Thomas house; Eric clarified that it is attached to the casita and has ocotillo screening it. Diane gave Amy a copy of the CC&Rs and requested that she return with construction plans.

Dick noted that when they called about the dues election, he found that many of the email addresses were incorrect. The Board discussed how we could best get the information. Suzanne will send out the current list and assign the names for each member to call.

Diane discussed the first CC&R regarding no commercial use. After much discussion, we decided that it needs to be worded by the attorney to update it to current types of businesses that do not impinge on their neighbors and do not bring employees or equipment visible on the exterior and are not illegal.

CC&R number 2 (drilling) can remain as is.

CC&R number 3 (one dwelling on a lot) is under revision.

CC&R number 4 (setbacks) can remain as is.

CC&R number 5 (building material and size) needs revision to define residences to include any structure and perhaps stipulate that they need to be attached.

The meeting was adjourned at 8:15 p.m.