

Samalayuca Improvement Association Board Meeting

October 11, 2016

Present: Mark Koskiniemi, Suzanne Griset, Erick Heinz, Richard McArthur, Nancy Swinford

Visitors: Liz Caris, Scott Doty, Tracy Munn, and Loren Hamlin

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

Minutes: Mark distributed the minutes from the June 14, 2016 and September 13, 2016 meetings. Suzanne moved, Richard seconded, that both sets of minutes be approved as presented; motion passed.

Treasurer's Report: In Dick's absence, Mark reported that as of September 30, 2016, the checking account balance was \$8,415.04 and the Vanguard balance is \$34,405.78. Dick had advised Mark that the dumpster cost only \$130.46, with the great rate being provided through the person who manages our account at our trash pick-up provider.

OLD BUSINESS

Architectural Committee Report

Nancy and Richard reported that there was a problem with 875 W. Samalayuca. It was observed that it does not appear that a brick veneer to substantially match the current brick exterior was completed on the addition as was agreed to by the owners and the committee to comply with our policy and CC&Rs. Despite conversations with the homeowners (Ott/Carlson), no immediate resolution was achieved. It was reported that the homeowners contend they could not find a matching brick/veneer and that the work needed to be completed before their permit expired. This appeared to be in contrast with the very positive direction this project appeared to be headed in when discussed at the September Board meeting. The matter will be referred to the full committee for additional consideration and it is likely the attorney will be contacted for additional review of the situation.

It appears the project at 876 W. Comobabi is progressing. There was no further report from the committee on this project at this time.

The awning structure at 975 W. Comobabi referred to the Board will be referred to the Architectural Committee when all members are in town.

Mark offered a draft EXHIBIT "A" - APPROVED PLANT LIST of approved non-native plants for Board discussion. It was drawn from a walk through the neighborhood to see what has been introduced since the 1950s. The draft document includes a link to an Arizona Game

and Fish pamphlet http://www.azgfd.gov/w_c/landscaping_planning.shtml that was sourced by Diane Boyd earlier in the year. It contains a list of plants that are best suited for desert wildlife.

Loren asked whether the committee will present a draft list of the approved plants and the architectural policy so that SIA members can review and discuss it. Although the Board is authorized to create policies to implement the CC&Rs, it would be a good idea to distribute the policy and plant list to members as part of the notice for the upcoming annual meeting in January. The plant list is still being drafted. Loren asked whether the policy could be amended – yes, and additional committee members would be welcomed.

Amy asked whether the Association could set a percentage of native to non-native plants for yards; Board members felt that would be too difficult to enforce. Liz asked what plants would be on the prohibited list? Some suggestions were invasive plants such as pampas grass and bamboo. We will refine the lists for discussion at the next Board meeting; Mark asked people to consider and bring back suggestions.

Nancy also suggested that it would be good to have someone come talk about water harvesting.

CCR Committee Report

Nancy reported no further progress has been made on forming a committee. Liz did volunteer to participate on the committee.

October Potluck

The date for the Halloween potluck has been changed to October 29th, 4:30-7:00 pm. Nancy will bring paper goods and drinks purchased by the Board. Everyone is encouraged to bring a main or side dish.

Roads Update

The search for the original letter conveying our roads to the County in return for maintenance remains unsuccessful despite searching the association files and long-term member files. Liz contacted Supervisor Ally Miller and received an immediate response that Liz shared with Mark and he sent to all Board members. Mark said the last time SIA maintained the road was in the late 1960s/early 1970s.

Given that the roads are 60 years old, they lasted for a long time, but are now deteriorating badly. We were promised “runway quality” road repair in 1999 by County Supervisor Mike Boyd, which never happened. We have had pothole repairs several times in the last few years, but these are very temporary. Mark said that we could self-fund but it would be prohibitive, Liz has heard that some neighborhoods are doing their own and assessing \$10,000 per house; Mark pointed out that this only works for large neighborhoods. Richard asked Liz what is her goal? She is concerned, especially since the area around her home gets

a lot of runoff which has exacerbated the road deterioration to where it is coming up in large chunks.

Our best approach at the moment is to keep reporting the potholes to the County at: 520-724-2639 (try attaching a photo).

New Business

Water Main Shutdown/Gas Line Repairs

Mark reported that the water was off for less than a half hour last Monday so that the Stocktons could repair their water line. Loren reported that the gas company is repairing the original gas main for Comobabi homes as it is failing. SW Gas is responsible for the line to the meter; the homeowner is responsible from the meter to the house.

Scheduling Area A

Tracy, who maintains the calendar for reserving Area A, raised the issue of Area A not being available for reserving on Sundays. Nancy reiterated that this was intended to keep the area open for families on Sundays. Amy reiterates the policy to people who want to reserve it on Sundays, and many choose to go ahead with it anyway. She asked if there was anything else that could be done to enforce it. We discussed the issue and decided that we want to retain the policy as is; Tracy will refer large party requests to the Board for approval. She also asked if we have a release of liability form that we require be signed. We will look into our policy to see if parties, non-members, or events that are planned by an event planner are covered under our existing policy.

1101 W. Samalayuca

Liz referred her neighbor's equipment being parked in the yard obstructs her view. She had sent a letter to the neighbor pointing out that he was running a business from his home, which is prohibited by our CC&Rs, and the situation temporarily improved. Mark spoke briefly with Mrs. Kent on an unrelated matter and will contact Mr. Kent concerning Liz' complaint.

Upcoming Annual Meeting

It was felt we may want to review the activities of the various Board committees at the upcoming Annual Meeting so all residents can understand the scope and activities of the Board and related committees.

Meeting Adjournment

Mark asked if there were any more issues to be brought by the Board or visitors. There being none, Richard moved and Suzanne seconded that the meeting be adjourned; the motion passed and the meeting adjourned at 8:25 p.m.