

Samalayuca Improvement Association Board Meeting

November 8, 2016

DRAFT

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

Visitors: Ace and Suzie Carlson, 875 W. Samalayuca

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

Treasurer's Report: In Dick's absence, Mark reported that as of October 31, 2016, the checking account balance was \$10,3848,415.04 and the Vanguard balance is \$35,420. No extraordinary expenses.

OLD BUSINESS

CC&R COMMITTEE – Chaired by Nancy Swinford, the first meeting will be Thursday November 10, 4:30 at Swinford house. Liz Caris and Diane Boyd volunteered and Richard McArthur will represent the Board as well. They are aiming for 3 meetings so that the draft can be distributed for discussion at the Annual Meeting. Ace Carlson volunteered to be a members as well.

ARCHITECTURAL REVIEW COMMITTEE STANDARDS AND ENFORCEMENT

Mark asked if anyone had reviewed the proposed plant list he distributed about 2 weeks ago, that constitutes the Appendix to the standards. Basically native plants are ok; the list includes the non-native plants observed currently growing in the neighborhood. Richard noted that avocado is missing. Diane asked if verbena is included? Mark will check.

ROADS - Mark spent several days searching the SIA and the County records. He found no evidence that the roads were turned over in exchange for maintenance. There was discussion of forming a Samalayuca Improvement District in 1961; in 1963 we did the roads ourselves., and again in 1979-80. In 1980, an establishment proceeding by the County was undertaken. In 1982, there is a letter from SIA to the County referencing “establishment proceeding” that transferred responsibility for maintenance to the County. There had been some discussion that our roads did not meet County standards. The roads under discussion did not include the offshoot of Samalayuca; also our roads are not in the centerline of the ROW. In 1985, a letter from County, Chuck references “because Pima County maintains this road.....” We were ostensibly on the list for repairs in 1986. In 1999, the County letter promised to provide a “runway quality” road.

October Potluck: Forty-five people attended and it was very successful.

NEW BUSINESS

Treasurer Vacancy

The July letter asked if anyone was interested in volunteering for the Treasurer position. No one has volunteered. Diane got names from our attorney and contacted two of them; they would be responsible for payment bills, providing a monthly report, and preparing an audit at year end. AME, northeast of Oro Valley hospital, Chris Brian, also uses Quick books. He processes payments electronically; estimated \$250-\$300 per month. AAM estimated \$500/month, which would be a \$10 per household per month.

Ace is on another board in Oro Valley and is familiar with many of the management firms; he suggested another

Diane proposed that we send another letter to the members outlining this issue so that members can discuss this at the annual meeting December.

CC&R revision assistance

Diane mentioned that Michael Shupe, our attorney, would charge a flat \$2500 flat fee to revise the CC&Rs by January; the committee would need to provide him with a list of the issues to be revised.

Richard moved, Mark seconded, that we hire Michael Shupe to assist with the CC&R revisions. Motion passed.

875 W. Samalayuca Dr.

The Carlsons wanted to update the Board on the revisions to their home, and he has hired a HOA attorney to assist him. He proposes to use a brick veneer as he has not been able to find matching brick. Erick brought a copy of the permit, which says that this is a storage addition, not habitable. Ace stated that the construction is not finished; he advised that any inspections by the Board or Architecture Review Committee should go through him – they have forbidden anyone to come onto the property. (Diane read the portion of our policy that stipulates public viewing or onsite viewing with a 5 day written notice). Richard clarified that the permit has expired so we concluded that the project was done. Ace said that the contractor has not been released. They will paint the brick to match the stucco, as they haven't been able to match the brick. They will tie in the color on the rest of the house trim. Richard will act as the liaison between the Board and the owners and asked Ace for a sketch prior to the installation. Ace stated that he intends to comply with the policy. Richard and Dick will arrange to visit to see the sample brick.

ADJOURNMENT

The meeting was adjourned at 8:45 pm.