

Samalayuca Improvement Association Board Meeting

January 13, 2015

Present: Diane and Kyle Boyd, Dick Czech, Suzanne Griset, Jana Knutson, Nancy Swinford, Bill Walther

Absent: Richard McArthur

Visitor: Erick Heintz

Diane called the meeting to order at 7:05 pm and determined that a quorum was present.

Minutes: Minutes from the December meeting were distributed; changes were proposed. Dick moved, Kyle seconded, that the minutes be approved as corrected. Motion passed.

Officers' Reports

Treasurer: Dick Czech provided the following information about our accounts: the checking account has \$3,917.34 and the Vanguard account has \$50,508.57 as of December 31, 2014. Dick paid. Had to pay Crane \$1300 for parts to repair the pump on the cistern last month and the Department of Environmental Quality for MAP water testing.

President's Report:

1. Diane reported she mailed the ballot and notice about the annual meeting. Mark Koskiniemi has volunteered to serve on the Board as Vice President and to fill in as President when the Boyds will be away.
2. Diane distributed a draft letter to the owners of 975 W. Samalayuca informing them in writing of the violation of the CC&Rs by their renters by operating a business out of the home. She also sent it to our attorney for review. She will send the approved letter. A letter was previously sent to the house at 875 W. Samalayuca and no response has yet been received. Diane will ask the attorney to send a letter to the owner at 875 W. Samalayuca.
3. We also talked about reviewing the CC&Rs and establishing a committee to do so; Diane will ask for volunteers at the annual meeting.
4. Diane reported that there are still two renters at the Harn house at 776 W. Kovaya and the attorney will proceed with the agreement.
5. Huckleberry's office informed Diane that they have forwarded our letter to Public Works and we should expect a call in a few days regarding attending our meeting. A week has passed. Diane will call again.

Area A: Bill reported that Crane replaced the meter on the pump and prepared a water usage report. We used 1,017,527 gallons in December.

New Business:

Dick distributed the proposed budget that is similar to 2014 except he increased the professional services budget as well as the pool. He was able to drop the electricity budget by nearly half based on the 2014 experience.

Diane suggested additional budget items:

- To repair the wall on the southwest side of Area A is estimated at \$3,135. A lot of the trees need to be pruned before the work can be done and the length is nearly 50 feet. Dick will see if it is covered by our insurance
- Pump the Area A septic tank estimated at \$600 and install a new cleanout estimated between \$700 and \$1,500
- She reported that the tennis court is very dirty and has never been cleaned; estimate is \$75-\$100 and will be rolled into Area A's miscellaneous maintenance.

The proposed budget with the additions was agreed to by consensus and will be distributed and discussed at the annual meeting.

Erick asked how the annual meeting usually proceeds. Suzanne will coordinate the membership list with Dick.

The meeting was adjourned at 7:55 p.m.