

**Samalayuca Homeowners' Improvement Association**  
Annual Meeting  
Area A

January 26, 2015

Minutes

The meeting was called to order at 7:05 p.m. by Co-President Diane Boyd who welcomed everyone. She introduced the current Board members (Co-Presidents Diane and Kyle Boyd; Vice President Bill Walther; Treasurer Dick Czech; Secretary Suzanne Griset; and at-large members Jana Knutson, Richard McArthur, and Nancy Swinford). Suzanne called roll: 19 properties were represented (Lots 2, 4, 5, 6, 8, 20, 25, 27, 28, 34, 35, 37, 45, 46, 47, 49, 50, 51, 52). Copies of the current address list and the proposed budget were distributed to attendees. Nancy Swinford also circulated a Neighborhood Watch sign-in sheet. Attendees submitted their ballots.

**Minutes:** Diane asked everyone to take a few minutes to read last year's annual meeting minutes. Dick Czech moved and Jana Knutson seconded that the minutes be approved as presented; the motion passed.

**Welcome New Neighbors:** Cecil Hopper and Bouttirath Siamphay, Chris and Jodi Kent, Jeff Anicker and Kate Kinski.

**Treasurer' Report:** Dick Czech reported that our expenses were normal for the most part in 2014 and were able to repair the bathroom, and put \$10,000 into savings. Two unexpected expenses were replacing the pool pump and the booster pump for the water system. We purchased a variable speed pump for the pool and it has decreased the Area A electric bill dramatically. We expect to live within our means the coming year and have not asked for an increase; the only drawback is our contingency fund will likely remain at \$50,000.

**President's Report:** Diane Boyd discussed the two repairs in greater detail: the pool pump (\$1600) – we elected to go for the more expensive model and it has already paid for itself in the savings on electricity; and a booster pump (\$1300) for the cistern.

The other main issue that the Board has been addressing is enforcing the CC&Rs. A letter was sent this autumn to all homeowners with a copy of the CC&Rs and the sections that are most often infringed; we are pursuing those still not in compliance.

**Neighborhood Watch:** Nancy Swinford reported that one event was held this year - the Fall potluck. We would like to do another potluck, perhaps this spring.

**Area A Reservation System and Policy:** Bill Walther was happy to report that there were no major expenses this year. The major issues for 2015 will be the cleanout of the septic system and repairing the portion of the Area A wall that has fallen on the western side. He also reported that he is now monitoring water consumption each month and for the past two months we have been consuming about 1,000,000 gallons per month.

**Old Business:** Diane Boyd discussed several issues that were raised at last year's meeting. There had been a request to expand the time period for reservations of Area A beyond 2 hrs. This had been discussed at several meetings but no requests have been made the past year.

There was also a question about investigating whether our subdivision would qualify as a Historic District for the National Register of Historic Places (NRHP). Mark Koskiniemi looked into it, and he hopes to work on it this summer by preparing a sample documentation of his home. He asked the members to share with him old photos of the neighborhood that can be used in the NRHP nomination. Historic Districts have potential tax advantages for qualified properties.

And finally, the issue of travel trailers parked on properties: Diane noted that the CC&Rs state that any trailers parked on properties have to be screened from the view of neighbors and from the street. Letters have been sent to those in violation of the CC&Rs.

**Proposed 2015 Budget:** Diane Boyd reviewed the proposed budget and our costs in various categories during 2014. Our insurance cost is expected to increase as our locked rate expires. She explained that our pool service comes 3 times per week; in summer we add chlorine checkers (usually a neighborhood teen). Because ours is a public pool, Dick explained that we are required to run the pump 24 hours, hence the need for year-round service. The professional/legal services are proposed at the same rate, as we anticipate similar expenditures and legal fees for interpreting CC&Rs and drafting new policies.

Diane noted that we have very good quality water and that the water quality report is posted on our website.

One new expense is the pumping of the septic system as there have been several backups this year. We estimate that the system has not been pumped for 20 years and are hoping that this helps. We also want to install a cleanout standpipe so that we don't have to remove one of the toilets every time the system needs to be cleaned out. The other proposed expenditure is \$3,150 to repair the 35 feet of concrete block wall that has fallen along the west side of Area A. Dick Czech called our insurance company and if we claim the wall, they'll raise the premium, so we will probably not make the claim.

Members asked questions: Frances McArthur asked, “What have the lawyers worked on this past year?” Diane explained that when we send letters to members regarding violations or announcements, we pass them first by the lawyer.

Loren Hamlin asked if the legal firm is on call or on retainer? Diane answered that we have been paying them as needed at \$280 per hour, but we just received a communication from the legal firm suggesting that they be put on retainer as it would probably be less in the long run.

Stewart Weinberger asked whether the association has insurance to cover the board since it is staffed by volunteers, or is the insurance only for Area A? Dick Czech replied, “Yes, the board is covered as is workmen’s comp for the lawn maintenance person.”

Jeff Schlegel thanked the Board for their volunteered efforts and for keeping expenses down. He noted that our expenditures were a tad more this year than the proposed budget for 2015 and asked the Board if it is comfortable with the proposed expenditures. Dick Czech replied “Yes” and explained that Area A is the category most susceptible to unexpected repairs, but he feels that we will be within budget.

Richard McArthur moved, Suzanne Griset seconded, that the budget be approved as presented. Motion passed.

**Election of Officers:** Diane Boyd announced that Bill Walther is stepping down from the Vice Presidency; Mark Koskiniemi has volunteered to serve as the Vice President and would step in as President for the anticipated several months of vacation that will be taken by the Boyds. She also announced that this will be the last year the Boyds will serve as president, though they would be happy remain on the board as at-large members.

Another issue to be investigated this year is reviewing the CC&Rs. They were written in 1953 and last amended in 1997; they can be amended again in 2017 so it is probably not too soon to begin reviewing them. Dick Czech noted that the lawyer also suggested that they are probably out of date. Diane asked for volunteers to be on the CC&R committee to meet during the next six months.

**New Items from Members:** Liz Caris asked whether we should form a committee to work on our roads. Mark Koskiniemi mentioned that an Improvement District can be formed if the association is willing to fund the repairs. Diane offered for the Board to send another letter to the County regarding our roads.

Diane also noted that we have sent multiple communications requesting a sound wall along Magee. The County wants to complete the construction of the widened road and then we can then ask for (or pay for ourselves?) a sound study to see if a wall is warranted. The Board is not happy about that response and has been trying to meet with

the Transportation Department. Mark Koskiniemi reported that Borderlands is doing cleanup work along Magee, but the actual replacement contractor has not yet been selected. Liz Caris volunteered to head the Roads Committee. David Boyd also volunteered.

Loren Hamlin found the 1999 letter from the County in which they agreed to repair our roads in exchange for the association deeding them to the County to open a through way.

Jeff Schlegel said his wife Martha McKibben called the County Transportation Director again today and urged all association members to call them – he distributed a flyer with the County point-of-contact (Priscilla Cornelio, 724-6410 or go to Pima.gov pothole number). They need public pressure to bring our neighborhood to the top of the list. Bill Walther will post the 1999 letter on our website.

Jana Knutson reported on the “Little Free Library” movement encouraging literacy by developing community revolving libraries. The Board supported the idea and suggested a bookcase be placed in the Area A Clubhouse. Suzanne Griset has volunteered to donate a bookcase.

There being no further business, the meeting was adjourned at 7:55 pm.