

Samalayuca Improvement Association Board Meeting

December 8, 2015 Revised

Present: Diane and Kyle Boyd, Dick Czech, Suzanne Griset, Mark Koskiniemi, Jana Knutson, Richard McArthur, and Nancy Swinford

Visitor: Erick Heinz

Diane called the meeting to order at 7:05 pm. She distributed the minutes from the November 11, 2015 meeting. Dick moved, Mark seconded, to approve the minutes with one change; motion passed.

Treasurer's Report:

Dick provided the treasurer's report as of November 30, 2015. He sent a check for \$5,000 to Vanguard and started paying the insurance installments (workman's compensation at \$877 per year). He will pay the remaining policies in December (liability). We have \$8,589.13 in checking, and the Vanguard account now has a total of \$60,519.84. He has been able to transfer approximately \$10,000 each year to build up our cash reserves. All homeowners are up to date; Dick charges late fees for people who are seriously in arrears. He reported that more people are using Bankpay which automatically sends the fee to the association.

President's Report:

Suzanne had reported to Richard and Kyle that there was a horrendous screeching noise coming from the well. Dennis from Crane inspected it and said that there is a heater on the turbine starter that had been tripped and it ended up shutting itself off. He inspected the electrical and we have ample amperage. The turbine was working, so he reset the heater switch. But...it is blinking again so Kyle called and left a message. She also reported that the meter on the submersible pump is not registering the amount of water that is being pumped; they will have to remove it and send it for repair in California, with a temporary fix until it is repaired.

The Stocktons are replacing all of their water pipes in their house and from the road. The Munns did theirs about 2 months ago. Erick did his at the beginning of the year. These were replacements of the original corroded galvanized pipes beneath the concrete floors.

Erick pointed out that people replace their pipe from the street to the house, but there is still a length between the main water line and the property line, with a $\frac{3}{4}$ " galvanized pipe that may require repair in the near future. The original turnoff valves are at the house; some who have replaced their connections have also installed a valve near the street.

Diane mentioned that the association has a map with the valves and Kyle can turn the water off near different sections of houses; the valves usually feed several houses. The association has been using Cal's plumbing or Pioneer as they are familiar with our water system.

Diane sent the map data to YL Technology so that they can prepare the required water reports. She also prepared the Revised Total Coliform Rule water system report that was due on December 15.

Crane is researching the cost of an emergency generator (\$12-50,000) for the water system; there is also a high cost for installing wiring between the generator and the pumps; and there would also be the cost of maintaining the generator. Crane did not think solar generators would be good due to the cost of the batteries.

Old Business:

Dick requested that we add additional solar lighting from the north gate to Area A. He has been researching them on line. There was a discussion of whether we need to hire an electrician to wire the monument and add solar lights, and add the Area A lights as well. Richard would like to be present when the electrician converts the monument to solar.

New Business:

Diane asked Erick if he would be interested in running as a member at large on the association board for 2016. The Board will be addressing changes to the CC&Rs, clarifying policies, and changing the number of years between change periods – to less than the current 10 years.

Diane will prepare a letter announcing the annual meeting and the desire to revise some of the policies.

Dick announced that 2016 will be his last year as Treasurer. He is willing to train someone this next year. Dick thinks the budget will be similar to this year's.

Diane also reported that there is money left over for Area A budget; Bill suggested we purchase a table and chairs for inside the Clubhouse. General consensus is to go ahead and purchase.

Diane and Nancy reported that the tennis court surface is wearing and allowing sand particles to emerge, causing a slick surface that could be dangerous. Diane has asked a friend who manages the Himmel courts to see if ours is doing the same thing (the same contractor refinished both).

The annual meeting will be January 25, 2016. Kyle suggested we prepare signs reminding people to attend. Members will be asked to participate in revising the CC&Rs. There being no further business, the Board adjourned at 7:55 p.m.