**SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING**

**April 8, 2025 – Minutes**

Board Members Present: Kevin O’Brien, Sam Esparza, Amy Graham, Larry Bourne, Leslie Michotte

Determination of Quorum: Kevin called the meeting to order at 6:30 p.m. and determined a quorum was present.

Approval of Minutes: Minutes for the March 11th board meeting were distributed. Larry moved and Amy seconded to approve the minutes. Motion carried.

President’s Report: Kevin reviewed highlights of many items that will be covered in committee and old/new business below.

The board has also recognized and expresses its condolences for several residents and former residents who have recently passed away.

Vice President’s Report: See New Business for approaches to the grass prior to this summer season.

Treasurer’s Report: Bank of America balance is $32,260.75. Main expenses for the past month were TEP ($1,247.13), pool service and chemicals ($475), landscaping ($560), and trash ($891.67).

Discussion on multiple payments to the water operator this past month and getting a better report on services provided and improvement on the service level.

Committee Reports:

Architectural Review Committee: Projects – 750 Comobabi; 975 Comobabi; 1149 Samalayuca; 876 Samalayuca; All statuses remain the same. New project at 802 Comobabi – metal fencing.

Area A Committee: One of the groups that an owner hosts for meetings in Area A has offered to come do maintenance work as a “thank-you” for use of Area A.

Water Committee (Water Conservation and Drought Preparedness): No report. There have been some instances of excessive water use observed and Kevin will send out an email on the subject.

Water System Committee: Additional discussion on several water system projects for prioritization. See Old Business for action taken.

Social Committee: April community breakfast (4/26, 9:30-11:30am) - potluck style breakfast/brunch event. Also, tai-chi lessons are being held on Saturday mornings (10am) at Area A.

Old Business:

Dues payment methods appear to be proceeding well.

Projects for the water system being considered include:

* Replacing the flowmeter on the south well – Kevin has ordered ($1429);
* Installing a blow off valve and shut off valve at the west end of Samalayuca to assist with future maintenance and replacing the existing valve at Comobabi/Vamori were deferred to the 2026 budget as we have expended the planned funds for this year;
* New 4” main from the pressure tank to the Area A wall to tie into the distribution system; and new 2” line from pressure tank to irrigation valve. (Longer term)
* Investigating additional blow offs at each dead end (Longer term)
* Larry will investigate a new 4” check valve and compressor for the pressure tank – will report back at next meeting.

Kevin will communicate to the community on the new scheduling and use rules for the tennis/pickleball court. Right now the outline is:

* If you are not on the court within 15 minutes of your scheduled reservation, your reservation is considered cancelled,
* Pickleball players are to replace pickleball nets to the side of the court after play,
* Max time for reservations is 2 hours – you can continue to play beyond that length of time if no one wants to use the court,
* Be mindful of overbooking.

New Business:

Sam moved and Leslie seconded to have our landscaper shred and fertilize the large east grass area. Motion passed, not to exceed $1000.

An email was sent to a resident about overloading their trash can. A couple of homes have recently overloaded trash cans. Having large objects protruding out of the trash cans makes it difficult for the trash trucks to collect those cans, and can easily cause a spill or other safety hazard. Please ensure cans are not overloaded for the safety and cleanliness of our community.

Looking ahead to the summer months, Kevin reported that he will not be available for the June board meeting and for July, Kevin moved and Amy seconded to take July off (no board meeting). Motion carried.

Adjournment: Larry moved and Amy seconded - Meeting adjourned at 7:32 p.m.

Next meeting: The next regular board meeting will be May 13th.