**SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING**

**September 10, 2024 – Minutes**

Board Members Present: Kevin O’Brien, Amy Graham, Mark Koskiniemi, 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 August board meeting were distributed. Larry moved and Kevin seconded to approve the minutes. Motion carried.

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

Vice President’s Report: Sam reviewed that overseeding the small grass on the west side of the clubhouse, likely to be done later in September. He will work with Oscar on it.

Treasurer’s Report: Bank of America balance is $12,948.55. BofA is still researching some checks that have not processed yet. Amy deposited them, but they have not been drawn from the respective owner accounts yet. Main expenses for the past month were TEP ($2183.01), pool service and chemicals ($475), and water operator ($375.56). Kevin asked if a more regular presentation of income and expenses could be provided monthly.

Committee Reports:

Architectural Review Committee: Projects – 750 Comobabi work ongoing on a new wall; 975 Comobabi (nothing to report); 1149 Samalayuca, no additional progress; 876 Samalayuca garage addition.

Area A Committee: Discussion continued on security camera and placement in Area A, Kevin is still researching options.

Oscar started Sept 1 with the list of work items was generated after the last meeting.

Water Committee (Water Conservation and Drought Preparedness): No update to report. Kevin asked the committee to review ADEQ water quality rules that are in review. The review is being fast tracked as it primarily deals with “minor” corrections to the rules.

Water System Committee: The contractor is CDM Smith A assigned to our community for completion of the EPA Lead/Copper inventory continues to pull together the reporting. We will likely send out a letter to owners to make them aware of getting us information going forward.

Social Committee: Leslie sent out the invite for a Pickleball party and potluck/BBQ.

Old Business:

Kevin researched reinstating Directors and Officers Liability insurance on our policy. Larry moved and Sam seconded that we accept the quote ($1000 premium) to add $1million in coverage. Motion passed.

More discussion on the question of how dues will be paid going forward. A review of the community history on the subject as well as an overview of any limitation was presented and discussed. Larry moved and Leslie seconded the following;

*Paying dues by personal check will require the entire annual amount to be paid in full by January 1 of each year. Paying semi-annual, quarterly, or monthly will require direct deposit by methods provided by Samalayuca Improvement Association.* Motion passed. More work will be needed in terms of working options and communication prior to the Annual Meeting.

Mark reviewed a flyer for the proposed youth clean up day and will work with Larry and Kevin to pick a date. Leslie recommended staying away from the weekends on either side of the Amphitheater fall break. Leslie also offered to attend if available.

New Business:

To assist with a proposed youth clean up day and general clean up, Sam moved and Leslie seconded that we purchase some tools for Area A, up to $500 to be spent. Motion passed.

With respect to dues, another consideration will be if we want to raise the dues amount in the coming year. More discussion to follow at the next meeting.

A call was received by a board member from an owner inquiring about the placement of political signs at the entrance of the community. The state and county regulations were reviewed with the board concerning placement of political signs in the right of way. The signs as currently positioned were within the limits provided.

Adjournment: Amy moved and Sam seconded - Meeting adjourned at 7:42 p.m.

Next meeting: The next regular board meeting will be October 8th.