**SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING**

**August 12, 2025 – Draft Minutes**

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

Residents Present: Anthony Garcia, Diane Boyd, Scott Stropko, Bob Clayton, Bev Kofron, Scott Bronnimann, Lisa Tucci, Lana O’Brien, Janine Finney, Foster Knutson

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

Call to the Membership: During July and August emails were received by Kevin from community members in response to a June board item to get quotes on removing the two Chilean mesquites along the east wall of Area A. Emails were received from Lisa Tucci and Scott Bronnimann, Bill Walther, Nancy Swinford, Judy Rogers, and Bob and Linda Clayton in opposition to the removal of the trees and/or to learn more. Residents present for the Call to the Membership were in attendance to speak on the matter of removing the trees. Kevin thanked those in attendance for making the time to attend the meeting and as Kevin was not in attendance for the June board meeting Sam provided an overview of the discussion and reasoning. The prevailing view of residents present were in opposition to removing the Chilean mesquites and offered alternatives and requested consideration of other approaches with the intention of saving the trees and making them manageable. Residents were also concerned about the expense of any effort to remove the trees and any replacement vegetation, as well as the ability to establish any new vegetation. The current trees are healthy. The quote Larry received on removing the two trees was for $1900.

As a result of the discussion, Sam moved that a professional tree firm and/or arborist be contacted to consult on how the trees may be trimmed and properly maintained in order to mitigate the reasons for considering removing them. Names of firms/consultants contacted will be provided in subsequent minutes. Kevin seconded. Motion passed.

Kevin and the Board again thanked residents in attendance for taking time to attend and make their voices/concerns heard. Residents in attendance for the Call to the Membership appeared satisfied and dispersed shortly thereafter.

Approval of Minutes: Minutes for the June 10th board meeting were distributed. Kevin moved and Leslie seconded to approve the minutes. Motion carried.

Closed Hearing – Appeal to the Board, Decision of Architectural Review Committee (ARC) regarding 876 W Samalayuca. On July 9th, an appeal was received by the Board on an ARC denial for a variance related to materials of construction (the ARC denial for the variance had been received by the owner earlier that same day) on a project that had otherwise received approval from the ARC. The hearing was scheduled for this board meeting. The owner requested a closed hearing. Chris Cramer and Pam Core (both of Strongbuilt Enterprise LLC) presented on the project. The hearing began at 6:57pm and ended at 7:21pm. Regular order resumed after that time.

Consideration of Appeal: At 7:24pm Leslie Michotte declared a conflict of interest in the matter of the appeal. Mark moved that the variance be granted provided that the appearance of the finished project using the presented alternate materials were in visual harmony with the residence primarily in terms of color and otherwise consistent with the approved construction plan. Larry seconded. After further discussion the vote was taken. Motion passed and the variance was granted. Work is expected to begin shortly.

President’s Report: Kevin gave a preview of items which will be covered in officer reports and Old Business.

Vice President’s Report: No report.

Treasurer’s Report: As Amy was absent for the June meeting, Kevin provided financials for the last two months. Bank of America balance is $23,889.95. Main expenses for the past months were TEP ($1,601.82 (June), $1,835.18 (July)), additional work on the water system flowmeter, check valves, electrical/control items addressed, and chemicals ($3,691.38), landscaping June and July and additional charges ($1,950), and trash ($891.67).

Kevin also wanted to confirm that our financial situation continues to improve, with our account balance at PNC Bank (primarily CD’s in account) approximately $85,000, and an additional CD at Bank of America for $10,000.

Committee Reports:

Architectural Review Committee: Projects – 750 Comobabi; 975 Comobabi; 1149 Samalayuca; 876 Samalayuca; 802 Comobabi. 750 Comobabi and 802 Comobabi are complete and will be removed from the report. 975 Comobabi has not provided any updates and no work has been started. It will also be removed from the report. 850 Samalayuca porch project. No hardcopy submission yet, but electronic copy has been reviewed, paper plans have been requested to support the submission as required by our CC&R’s. 876 Samalayuca appeal for variance was granted earlier in this meeting. 1149 Samalayuca, no update.

Area A Committee: The reel mower is still out for repairs. And a review of the irrigation zones and scheduling was completed by Kevin with questions still outstanding on the operation of a very limited number of zones. Work will continue.

Water Committee (Water Conservation and Drought Preparedness): No report.

Water System Committee: Lots of activity over the last two months to correct issues with the wells that were resulting in sporadic disruptions/deterioration of service. The south well flowmeter is now installed and working. The flow meter that was causing issues has been refurbished and is in the storeroom as a back-up. The check valves on both wells were replaced. The low water alarm for the reservoir is working again. During this period of work the wells were taken off automatic switchover and placed on manual switchover, but the intention is to resume automatic switchover once a new controller can be sourced and programmed. As mentioned previously, our long term goal is to identify a single vendor who would be able to seamlessly address water system operations, maintenance and repairs. Work will continue. Additionally, a well depth/level check would be something to consider.

Social Committee: Next event is Dive-In Movie night. For the 50th anniversary of Jaws, it will be screened (8/16, 8p) – lots of aquatic theming and prizes. Interest in the book club can be forwarded to Janine Finney. Keep an eye on your email for all social related activities.

Old Business:

Kevin did some more work on those owners with dues in arrears. The report was positive and he will coordinate with Amy on getting updated account summaries to those owners with questions.

In the next month, Kevin and Amy will coordinate on updating contact information with PNC Bank.

With respect to the issue of the Chilean mesquites, Kevin and Sam will coordinate on the motion approved previously in the meeting and will provide an updated report.

New Business:

As a result of the approved direction of the board with respect to purchases for Area A, Amy asked that a new volleyball net be approved as the current one is torn. Kevin moved and Leslie seconded that a new, high quality volleyball net be acquired for the sand volleyball court in Area A. Motion passed.

A new rescue pole (hook) and skimmer pole need to be considered for the pool. No action taken.

Regular requests for moving mowing/landscaping activities to a day other than Saturday continue to be received. Larry will discuss with Oscar to find a mutually agreeable day during the week that mowing/landscaping can be done. Also, Kevin asked that Oscar’s regular landscaping charges be moved to automatic/recurring payment to ensure no issues with payment, and any additional charges be itemized and invoiced separately.

Adjournment: Kevin moved and Leslie seconded - Meeting adjourned at 7:52 p.m.

Next meeting: The next regular board meeting will be September 9th.