

## SAMALAYUCA IMPROVEMENT ASSOCIATION ANNUAL MEETING

JANUARY 27, 2020

### **DRAFT - PENDING APPROVAL AT 2021 ANNUAL MEETING**

Meeting was called to order at 7:07 p.m. by Jennifer Esparza, Co-President. Everyone was welcomed. The Board members present were Amy Graham (Treasurer), Larry Bourne (Member At Large), Erick Heinz (Member At Large), and Richard McArthur (Member At Large). Additionally, 26 households were represented at the meeting.

APPROVAL OF MINUTES: The 2019 annual meeting minutes were sent by e-mail to the membership. They were approved by ballot.

PRESIDENT'S REPORT: Jennifer explained that e-mailing the 2020 ballots and notice of the annual meeting to the membership was legal per advice from the Association's attorney. E-mail is the preferred means of communication for the Association. Members were to note on the sign-in directory their household preference.

Three new neighbors moved into our neighborhood during 2019: 1149 W. Samalayuca (Mike & Venish Rosenthal), 975 W. Comobabi (Abish & Dustin Tamietti), and at 980 W. Comobabi (Don & Vivian Chansky).

Jennifer reported that the pool and water system are operating well but a few repairs were made to the pool system. Bearings were replaced in the pump and the pool filter was replaced.

The Association has a new Certified Water Operator and he is doing a terrific job. He is also less expensive than the previous company.

TREASURER'S REPORT: Amy reviewed the 2019 budget. There were no major repairs in 2019 and most costs stayed low. Some services were more including the pool, landscaping, and garbage. She reported that we added \$10,000 to our reserve account bringing the balance to \$77,512.41.

Amy presented the 2020 budget. It includes an increase of \$5000 to the Area A Equipment/ Repairs/Improvements category bringing the proposed expense to \$8000. This increase is to cover repairing and recoating the roofs of the buildings. Additionally, they are seeking bids for painting the buildings. Possibly re-sodding the grass and fixing the irrigation. Amy reported that the Republic Services contract was renegotiated by Larry Bourne. The new monthly amount is reduced by \$200 a month to \$841.50. They plan to put \$8000 into the reserve account in 2020.

Jennifer made a motion to approve the 2020 budget. Amy seconded. The motion passed.

### COMMITTEE REPORTS:

Water Conservation and Drought Preparedness: Larry gave the report. The committee met 3 to 4 times during the year. They reviewed the survey results from last year's survey. The community showed interest in getting a guest speaker(s) to come speak about water harvesting, water conservation and leak detection. The committee is not interested in putting in individual water meters to homes at this point. The committee reviewed the by-laws, Section 4 regarding additional fees for swimming pools. This is still under review.

Area A: Amy gave the report for Area A. Several improvements were made to Area A this year. Improvements in the clubhouse include resurfacing the floor and adding new chairs, lights, ceiling fan, tables, electric fireplace, foosball table, air hockey table, and miscellaneous games. Outdoors they added new chairs, café lighting, lamp post lighting, motion lights and benches. Amy reported that new solar lights were put in on Vamori and at Paseo del Norte. There were two successful workdays. Projects included putting gravel on the outside of the wall by the gates. Chris Kent was thanked for his tractor and work in moving the gravel. Another workday project was to re-brick an area around the pool to make it flush.

Architectural Review Committee: Larry gave the report. Three projects were approved by the committee this year: a small pool and fence at 726 W. Ko Vaya, remodeling and adding a carport at 1149 W. Samalayuca, adding a garage door to a carport at 926 W. Samalayuca, and adding a closet to a bedroom at 850 W. Samalayuca. Plans should be submitted to the committee for review early in the process.

Social Committee: Leslie Michotte was the chair of the committee. They put together a year-long calendar with events that was very successful. Events included summer movies, neighborhood garage sale, 4<sup>th</sup> of July bike parade; the turkey trot, and Christmas caroling.

Neighborhood Watch: Nancy Swinford was the chair and wanted to pass it on to someone new. Carrie Hess volunteered to be the new contact person. Nancy reminded everyone that if you see anything suspicious, to call 911.

OLD BUSINESS: The CCRs are still under revision. The Board has been working through comments submitted by the community. Reminder to use our website: [www.SamalayucaEstates.com](http://www.SamalayucaEstates.com) for all things going on in the neighborhood including Board minutes and social activities. Bill Walther maintains the website and handles comments/questions. Tracy Munn still manages the reservation calendar on the website.

NEW BUSINESS: The Board recognized Richard McArthur for his longtime service as a Board Member At Large. Phil Volk thanked the Board for a job well done.

ADJOURNMENT: The meeting was adjourned at 8:30 p.m.