SAMALAYUCA IMPROVEMENT ASSOCIATION ANNUAL MEETING

JANUARY 31, 2021

Meeting was called to order at 3:05 p.m. by Jennifer Esparza, Co-President. Everyone was welcomed. The Board members present were Sam Esparza (Co-President), Scott Doty (Vice President), Amy Graham (Treasurer), Mark Koskiniemi (Secretary), Larry Bourne (Member At Large), Erick Heinz (Member At Large), Leslie Michotte (Member At Large), and Chuck Hess (Member at Large). Due to the COVID-19 pandemic, the meeting was also simulcast on Zoom. In total, 27 households were represented at the meeting, either in person or via Zoom attendance.

APPROVAL OF MINUTES: The 2020 annual meeting minutes were sent by e-mail to the membership. They were approved by ballot.

PRESIDENT’S REPORT: Jennifer noted that several items were available at the meeting as take-home items: community directory, association budget, community map. She also explained that we continue to use e-mailing of notices to save time and money, and would appreciate completion of the email permission form to have the latest contact information for each household.

She recognized new neighbors from 2020: 1167 W. Samalayuca (R. Scott & Leslie Stropko).

Jennifer reported that the pool and water system are operating well. The incoming electrical to Area A has been redone from the street in. Larry Bourne played a key role in shepherding that activity. Jennifer also thanked Larry for cleaning up the mass of wired and piping in the pump house. We have also taken a renewed focus on having our water system support team better log pump metering and chemical dosing.

There were also many other improvements made in Area A, including the painting of the buildings and upgrading of lighting and outlets.

TREASURER’S REPORT: Amy reviewed performance of the 2020 budget and the proposed 2021 budget. Overall, performance against the 2020 budget was in line with expectations, however, this was achieved by some line items being under budget to account for overages in other areas. Electricity (and the related improvements to the electrical system) were the major item that was over budget. This was offset by lower garbage collection fees in 2020. We were able to put the budgeted $8000 into the Vanguard account, bringing that account to $85890.48 at the end of the year.

Amy presented the 2021 budget. The budget proposes to remain approximately the same overall with an estimated $5000 going into the Vanguard account.

Jennifer made a motion to approve the 2021 budget. Amy seconded. The motion passed.

COMMITTEE REPORTS:

Water Conservation and Drought Preparedness: Mark gave the report. Due to COVID-19, the committee met twice during the year. Also, because of the pandemic there was not a good way to do any of the presentations/guest speakers for the year. When the pandemic has passed, this will be reviewed again. The focus for the committee will be to collect better data on water usage (more consistent well pumping meter readings) in light of the severe drought that occurred in 2020.

Architectural Review Committee: Larry gave the report. Larry reminded everyone that plans should be submitted to the committee for review early in the process, and we are now requiring a printed copy of plans be provided in no smaller than 11x17 size.

Area A: Amy gave the report for Area A. Several improvements were made to Area A this year, with the major item being the electrical upgrade, general clean-up of the pump house, and painting of the buildings. There was another successful workday. Chris Kent was thanked for his tractor and work in moving gravel. Leslie Michotte and the social committee were thanked for providing lunch.

Social Committee: Leslie Michotte gave the report. Due to COVID-19, many of the social activities we generally partake in each year were not held this year. Perhaps we will get some opportunities in 2021. Everyone is looking forward to being able to get back together socially.

Neighborhood Watch: Carrie Hess gave the report and asked people to be sure to sign-in on the Neighborhood Watch sign-in sheet. She reminded everyone that if you see anything suspicious, to call 911.

OLD BUSINESS: The revisions to the CCRs were completed. It was truly a community effort over many years, and Jennifer indicated that she felt that the CCRs will be approved when the ballots are counted.

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. She asked for some additional guidance from the board.

NEW BUSINESS: The Board recognized Erick Heinz for his service as a Board Member At Large.

Jennifer Esparza introduced Scott Doty, current Vice President, as the expected incoming new board President. Scott thanked Jennifer and Sam for their service as Co-Presidents.

Thank you to all the members who attended, and properly socially-distanced and masked. And thank you to the members who attended via Zoom video.

ADJOURNMENT: The meeting was adjourned at 4:15 p.m.