SAMALAYUCA IMPROVEMENT ASSOCIATION ANNUAL MEETING – MINUTES

JANUARY 23, 2022

Meeting was called to order at 3:05 p.m. by Scott Doty, President. Everyone was welcomed. The Board members present were Scott Doty (President), Jennifer Esparza (Co-Vice President), Amy Graham (Treasurer), Mark Koskiniemi (Secretary), Larry Bourne (Member At Large), and Leslie Michotte (Member At Large). Due to the COVID-19 pandemic, the meeting was held on the small grass area at Area A to allow for social distancing.

Mark reviewed that on the sign-in table were extra copies of the forms that were emailed (or delivered) to households, the Neighborhood Watch sign in sheet, committee listings with the opportunity to sign up for any of the committees, and email communication forms.

APPROVAL OF MINUTES: The 2021 annual meeting minutes were sent by e-mail to the membership. They were approved by ballot.

PRESIDENT’S REPORT: Scott asked that if your information on the sign-in sheet was incorrect, please correct it in the space available. A complete community directory will be emailed out after the meeting. Please ensure your email address is correct as we continue to use e-mailing of notices to save time and money.

He reiterated that the purpose of the Association and the Board is to provide consistent leadership that protects our homeowner’s investment, preserves the natural resources we share, and generates a sense of community.

He reported that a lot of his time recently has been on negotiating with our garbage/recycling services provider (Republic Services) to improve their performance. He noted that in the recent weeks where there have been “misses” on getting garbage/recycling picked up, that only two households called Republic directly to report the issues. Research is underway to identify other vendors and possibly modify our service, but it does appear that all collection services are in the same boat currently with difficulties maintaining drivers. As a reminder our current trash and recycling day is Monday. On Friday only trash is picked up.

He reported that he is exploring the possibility of adding solar support for Area A to see if this might be a viable way to reduce our community area electric bill which is running around $1000/month.

Various improvements will be noted in committee reports.

He reported that the board is taking a serious look at improvements at our water system, in particular the pressure pumps in Area A. Quotes have been received and we may be able to complete the work without an assessment and without depleting our savings (Vanguard account).

He asked Jennifer to note any new neighbors for this past year, and although they were not present, she welcomed new neighbors at 980 Comobabi (David Martin and Wendy Magis).

TREASURER’S REPORT: Amy reviewed performance of the 2021 budget and the proposed 2022 budget. Overall, performance against the 2021 budget was in line with expectations. We were able to put $5000 into the Vanguard account, bringing that account to $90,899.69 at the end of the year.

Amy presented the 2022 budget. The budget proposes to increase by approximately $50,000 to meet the maintenance and major repair/replacement costs associated with the pressure pump project. As such we do not anticipate making a deposit into savings in 2022.

Mark made a motion to approve the 2022 budget. Scott seconded. The motion passed.

If anyone wishes to utilize electronic payment methods for their dues, see Amy for information.

COMMITTEE REPORTS:

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. These are very helpful. Three lots have had plans approved this past year, and there are currently four projects in various stages. The committee has an opening if anyone is interested – see the sign up table to sign up.

Area A: Amy gave the report for Area A. She is looking at updating the signs throughout the neighborhood to have something that is more durable and easy to maintain. Samples have been ordered. Two workdays were completed in 2021 – thank you to all who were able to participate. Repairs were completed or will be completed shortly on broken window panes (complete) on the pump house, basketball backboard (soon to be complete), and pool area chairs (soon to be complete). For 2022 attention will need to be given to the exterior wall of Area A as water is seeping under the capbrick where the mortar has aged/failed. Also as a reminder, when you host an event in Area A, please be sure to clean up afterwards.

Water Conservation and Drought Preparedness: Mark gave the report. Due to COVID-19, the committee did not meet in 2021. 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. We were fortunate that we had a good monsoon in 2021, and it provided a good opportunity for neighbors to “dial back” their watering needs during that part of the year. Pre-pandemic the committee did arrive at some recommendations for incentives for water conservation and drought preparedness for board consideration that will be revisited in 2022.

Water Systems: Larry gave the report. Systems continue to operate in line with expectations. Major work is anticipated in 2022 to improve both the pool (water level systems) and potable water (pressure pump) systems.

Social Committee: Leslie Michotte gave the report. She would appreciate if anyone wishes to “adopt” an event and be a planner/host for events of interest. She thanked those families that sponsor events each year. The most recent event was the caroling event over the holidays. This year we anticipate some additional clean-up days in concert with the Area A committee (check your emails for upcoming dates), and another children’s Polar Bear Plunge event, in addition to the other traditional neighborhood events. Invitations are sent out using the email addresses from the directory, so if you are not getting invites, be sure to check that your email is correct.

Scott proposed a new committee – the Services Committee which will be focused on regular outside services provided to our community including Garbage/Recycling collection, common area landscaping, and pool cleaning and servicing, as possible initial focus areas. The board will take it up for consideration at an upcoming meeting and if approved, seek any interested volunteers.

OLD BUSINESS: Scott thanked Bill Walther for maintaining our website, Tracie Munn for maintaining the community calendar and reservations, and Larry Bourne for his tireless efforts to keep up with our electrical service, and water systems.

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.

A question was received on when we might receive some attention to our roads. Mark noted that the County is working through their long list of neighborhood roads and anticipates that we should be traveling on improved roads by our meeting in 2024. He recommended that members continue to use the County website to submit pothole requests.

NEW BUSINESS: A request was made to resurface the tennis court. The point was made that if it goes too long it will cost more to resurface and may require other repairs. The court is receiving regular use. The board will consider it.

Also, in lieu of maintaining grass, a request was made to consider xeriscaping. The board will review.

Thank you to all the members who attended, and properly socially-distanced.

ADJOURNMENT: The meeting was adjourned at 3:55 p.m.