

SAMALAYUCA IMPROVEMENT ASSOCIATION ANNUAL MEETING

JANUARY 22, 2018

Meeting was called to order at 7:05 p.m. by Diane Boyd, Co-President. Everyone was welcomed and she introduced the Board members present: Kyle Boyd, Amy Graham, Richard McArthur, and Nancy Swinford.

APPROVAL OF MINUTES: The 2017 annual meeting minutes were read by the members. Nancy motioned to accept the minutes with corrections. Richard seconded. The minutes were approved as amended.

PRESIDENT'S REPORT: Diane explained the unexpected expenses in 2017. The Association had to replace to gate valves on the water system for a cost of \$1076. In February there was a water line break on Vamori and that was repaired for a cost of \$1887.50. In August a main service valve at the meter had to be replaced for a cost of \$600. In addition, there were additional unexpected expenses for the pool in 2017. We replaced two ladders for a cost of \$500. The previous ladders were deemed unsafe. Also the pool was acid washed to remove staining for a cost of \$550. The Pima County Health Department inspection report for the pool area indicated that we need to have self-closing self-latching doors leading to the pool area with the handles set at 54". We contracted with Lowes to have the two sliding doors replaced with self-closing self-latching French doors with latches at 54". The work will commence on January 29, 2018. The cost was \$3159. Also at Area A we had to have a dead tree removed in May for a cost of \$500. We also had damage in August to the pepper tree and had to have it trimmed and the debris removed for a cost of \$550.

Diane also reported that in July our water system had the lead and copper levels tested. It is always the same 5 houses that are tested. The results indicated no violations for lead or copper in our water system.

TREASURER'S REPORT: Amy Graham shared the 2017 budget. We had \$70,030.00 income and we had operating expenses of \$56,640.09. She also reported that we currently have \$51,575 in our reserve account. The year-end checking account balance is \$8656.38. In 2019 the landscaping and garbage collection expenses will be rising. Also the Board allocated \$4000 for Area A improvements for 2019.

COMMITTEE REPORTS:

Architectural Review Committee: The members on the committee are Kyle Boyd, Richard McArthur and Nancy Swinford. When one of the members is unavailable, the committee has also included Erick Heinz or Suzanne Griset. In 2017 the committee reviewed plans and approved four projects: a garage at 1101 W. Samalayuca, a carport enclosure at 775 W. Samalayuca, a porch enclosure at 902 W. Samalayuca, and a garage at 881 W. Comobabi. The committee reminds members to submit plans to the committee prior to submitting plans to Pima County.

Conditions, Covenants and Restrictions Committee: The committee has sent the latest revisions to Michael Shupe, our attorney, for rewrite. The CCRs will next go to the Board of Directors for review and revision. After the lawyer rewrites, we will mail out the new proposed CCRs to the membership and then have a town hall style meeting with the lawyer and the membership to discuss and revise the proposed CCRs. Once we have a final copy, we will send out ballots for the membership to vote on the new CCRs.

OLD BUSINESS

The roads in our subdivision continue to be an issue. Mark Koskiniemi attended the Transportation Advisory Committee meetings on behalf of Samalayuca Improvement Association and made a request for our Association to have the roads repaved. Out of 356 subdivisions we are ranked 337 as far as length and traffic. The request is available on our web page as well. The county is still doing pothole repair and reports should be made on the Pothole hotline.

NEW BUSINESS

Diane presented the 2018 proposed budget. Amy made a motion to approve the 2018 budget as presented and Richard seconded. Motion passed.

Diane presented information on two new committees. The Water Conservation Committee will look at Samalayuca's 5 year Arizona Department of Water plan on water conservation and drought preparedness. The goal of the committee is to monitor Samalayuca's water usage and provide community awareness on water conservation. Mark Koskiniemi is the chair for the committee. Larry Bourne, Stuart Weinberger, Foster Knutson, and Leslie Michotte volunteered for the committee.

The Area A Committee will develop a plan for improving the community area over the next few years. The committee will work with an initial budget of \$4000 to make improvements to the clubhouse and/or grounds. Amy Graham is the chair for the committee. Scott Doty, Lisa Tucci, Kevin O'Brien, and Chuck and Carrie Hess volunteered for the committee.

The 2018 ballots for the Board of Directors were collected. The 2018 Board of Directors are Diane and Kyle Boyd (co-presidents), Jennifer and Sam Esparza (co-vice presidents), Amy Graham (treasurer), Mark Koskiniemi (secretary), Erick Heinz (board member at large), Richard McArthur (board member at large), and Nancy Swinford (board member at large).

Nominations for 2019 Board of Directors will begin in October 2018. Interested members should submit their names to the Board of Directors.

ADJOURNMENT

The meeting was adjourned at 8:05 p.m.