

SAMALAYUCA IMPROVEMENT ASSOCIATION ANNUAL MEETING

JANUARY 28, 2019

APPROVED AT 2020 ANNUAL MEETING

Meeting was called to order at 7:02 p.m. by Diane Boyd, Co-President. Everyone was welcomed and she introduced the Board members present: Sam and Jennifer Esparza (Co-Vice Presidents), Amy Graham (Treasurer), Mark Koskiniemi (Secretary), and Members-at-Large Richard McArthur and Nancy Swinford.

Additionally, 10 households were represented at the meeting.

APPROVAL OF MINUTES: The 2018 annual meeting minutes were read by the members. Amy motioned to accept the minutes. Sam seconded. The minutes were approved.

COMMITTEE REPORTS: Diane asked the committees (Water Conservation and Drought Preparedness, Area A, and Architectural Review) to provide brief summaries of their year.

Water Conservation and Drought Preparedness - Mark reviewed that the committee had been meeting almost monthly to discuss water conservation issues and to put together the Samalayuca Drip that was distributed with the annual meeting notice. Mark thanked those who had responded to the membership survey on the back of the Samalayuca Drip and introduced the members of the committee - Larry Bourne, Foster Knutson, Leslie Michotte, and Stuart Weinberger. Foster and Stuart were not present. The committee has generally met prior to each month's regularly scheduled Board meeting (second Tuesday of the month) at 6pm. The committee's next steps will be to review interest areas highlighted in the results of the member survey.

Area A - Amy reviewed the work completed by the committee this year that included cactus removal around activity areas, the addition of more benches and tables throughout the Area A landscape, and the completed upgrades and planned upgrades to the clubhouse. Amy Graham is the chair for the committee. Scott Doty, Lisa Tucci, Kevin O'Brien, and Chuck and Carrie Hess are members of the committee.

Architectural Review - Nancy noted the most recent main project was improvements completed at 726 KoVaya. She encouraged all members considering major projects to contact the committee early in the process. 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.

OLD BUSINESS

Revisions to the CC&R's continue. In August, a set of revisions were distributed to the membership and a well-attended town hall was held on August 14, 2018. Additional changes based on feedback received at the meeting and outside the meeting is currently under review. Top priority items have been identified and these will be reviewed and an additional updated revision will be distributed. The board is open to another town hall review.

TREASURER'S REPORT: Amy Graham distributed and reviewed performance against the 2018 budget. She reported that things generally ran to the budget. We had \$67,580.00 income and we had operating expenses of \$54,734.56. She also reported that we currently have \$63,997.72 in our reserve account. The year-end checking account balance is \$4922.90. Main

items mentioned included a 12% increase in garbage collection expenses, the water distribution system required repairs totaling \$9700 through the year, pool maintenance and repairs were \$4400, we added new doors to the clubhouse to comply with a county inspection item, finance/legal fees were \$2300, and taxes \$160.

NEW BUSINESS

Diane presented the 2019 proposed budget. The budget maintains the same budget for Area A as we had for 2018. While actual expenses for 2018 were below budget, it is anticipated there will be some additional improvement expenses related to the clubhouse and old pump house mostly for painting. The Certified System Operator line will now include expenses for tests done by the operator. Sam made a motion to approve the 2019 budget as presented and Richard seconded. Motion passed.

Diane also encouraged members to use the website as in the future it is likely to be the primary communication outlet in the event of community-wide news.

Dog litter bag stands will be going up soon at the entry areas to Area A to facilitate picking up after pets.

A question was raised about the large dead pine tree at the corner of Comobabi and Paseo del Norte (726 W. Comobabi). Sam indicated he would address this item with the owner.

The 2019 ballots for the Board of Directors were collected. The 2019 Board of Directors are Jennifer and Sam Esparza (co-presidents), Amy Graham (treasurer), Mark Koskiniemi (secretary), Erick Heinz (board member at large), Richard McArthur (board member at large), Larry Bourne, and Scott Doty. At an upcoming meeting the Board will determine who will serve as vice president.

The meeting then recognized Diane and Kyle Boyd for their longstanding service as co-presidents of the Association. Nancy Swinford was also recognized for her service and the many committees and activities she helped to facilitate.

Nominations for 2020 Board of Directors will begin in October 2019. Interested members should submit their names to the Board of Directors.

ADJOURNMENT

The meeting was adjourned at 7:46 p.m.