

# **SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING**

Meeting Minutes  
December 10, 2019

## **Board Members Present:**

Sam Esparza, Richard McArthur, Larry Bourne, Scott Doty.  
Visiting homeowner: Dustin Tamietti, a new neighbor at 975 W Comobabi Dr.

## **Determination of Quorum:**

Sam called the meeting to order at 7:08 pm and determined that a quorum was present.

## **Approval of Minutes**

Minutes for the November 12, 2019 were not available for approval by the Board.

## **President's Report**

1. As in Agenda, it was noted that Martha McKibben of 1167 W Samalayuca Dr, passed away October 31 from an aggressive brain tumor. 2. For the purpose of determining whether an HOA increases the value of a home within an HOA: It was noted that only 4 properties were sold in the SIA in the last two years, so this was too small a sample to make this determination, but did show that the SIA properties had about the same price value as surrounding areas. Jennifer noted in the Agenda that further study is needed.

## **Treasurer's Report**

Amy was not present. No information was offered.

## **Committee Reports:**

Architectural Review Committee: 1. Plans for improvement of the Rosenthal residence were submitted to the Board, passed along to the Chair of the Committee Larry Bourne, who noted that the plans were too small to be read. Larry will contact the Rosenthal household to request a full size set of plans for the project.

Area A Committee: 1. Fall Cleanup was a big success: Bricks were raised and flattened along certain paths near the pool. Weeding was done in the area of the tennis court and around the cistern. Two loads of decorative rock were delivered and spread along the north and south boundaries. Chris Kent used his equipment to help in this smoothing and spreading. It was noted that three or more loads of rock would be needed to extend the rock on both ends of the newly covered areas, and that this next laying of rock would require perhaps two more workdays, and with Chris Kent's help again. This next time Amy will order the rock from a place in Green Valley. 2. Discussion about improving the tennis court backboard using pressure treated 2x4s and pressure treated plywood to construct an improved replacement of the backboard. Dustin Tamietti suggested using metal posts instead of wood. 3. Larry noted that he almost never sees anybody using the tennis court. Larry and Sam discussed turning the tennis court into a multi-use or sport court. Larry moved, and Sam seconded, that research be done to change the tennis court

into a multi-use court, with perhaps a plan to be submitted. 4. As in Agenda, Amy has suggested, and will likely decide, that the present large table in the clubhouse be replaced with one or more folding tables. 5. There was a discussion regarding changing the present volleyball court into a playground. Chris Kent is said to have volunteered to research a "standard" playground that will soon be dismantled and removed from a park in Oro Valley. This standard playground might be acquired by SIA and re-constructed at the present volleyball court location. 6. There was a discussion about whether this new playground might increase the personal injury liability of SIA.

**Water Committee:** Nothing to report.

**Social Committee:** 1. As in Agenda, Scott Doty reported that the Turkey Trot was a huge success, and made a few suggestions to make the Turkey Trot into a more formal and more attended 5K (6 loops around the circle) race, with an arch at the finish line. This finish line would be moved to inside Area A. 2. Announcement: This Sunday, December 15, is Caroling and Chili Sunday, 4:00 to 7:00 pm. 3. Announcement: Saturday, January 4 is Champagne and Hors d'oeuvres Day.

**Old Business:** 1. There was a continuing discussion of terminating Lex as our landscaping contractor. Motion to terminate Lex by Larry. Motion seconded by Sam. Motion carried. Sam will notify Lex of his termination. As in Agenda, Jennifer has left a message at one landscape contractor, but he has not called back. Sam will find a replacement landscape contractor and upon his hiring, will notify him that the west lawn must be re-sodded as soon as the present winter rye has died back. 2. As in Agenda, there was continuing discussion about changing the trash service to two times a week. Larry noted that Republic Services has offered to reduce our rate by about \$180.00/mo. During the period of this reduction in price, Larry will continue a conversation with Republic Services about other service plans, including a change to one pickup a week. Motion by Sam and seconded by Scott to allow Larry to finalize this reduction in price by Republic Services, and to continue negotiations with Republic Services. Sam noted the he likes two pickups a week. 3. As in Agenda, there was a continuing discussion about the C, C, and Rs revisions project. Sam said that the Board should continue to push through with the revisions project. Scott said that we should set a deadline for finalizing the revisions. Sam said that the homeowners should vote on the revisions, and that if the revisions do not pass, the SIA Board should make corrections and re-submit the revisions to the homeowners.

**New Business:** 1. As in Agenda, Sam noted that his and Jennifer's plan was to stay on as members-at-large, but not be co-presidents. Scott said that perhaps Sam and Jennifer would want to stay on as co-presidents, but with assigning certain of their jobs and duties to other members of the Board. 2. It was noted that the date of the SIA Annual Meeting is set by our by-laws for Monday, January 27, 2020, at 7:00 pm. 3. Moving the day of the monthly board meeting was tabled for future discussion.

**Call to Membership.** No one asked to be recognized.

**Adjournment**

Motion to adjourn was made by Richard and seconded by Scott. Meeting adjourned at 8:27 pm.