**SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING**

**January 10, 2021 – Minutes**

Board Members Present: Jennifer Esparza, Scott Doty, Amy Graham, Mark Koskiniemi, Larry Bourne, Chuck Hess, Leslie Michotte

NOTE: This meeting was preceded by a Q&A session that began at 3pm for owners interested in asking questions about the proposed CC&R’s offered for ratification. A half dozen owners attended the Q&A session. A brief history of the purpose and development of the latest proposed CC&R’s was given. Feedback was generally positive and several questions were addressed, primarily by referencing and reviewing the respective section of the proposed CC&R’s.

After a brief break, the meeting commenced.

Determination of Quorum: Jennifer called the meeting to order at 3:48 p.m. and determined a quorum was present.

Approval of Minutes: Minutes for the December 13, 2020 meeting were distributed and read. Scott moved to approve the minutes and Larry seconded. Motion carried.

President’s Report: Jennifer reviewed some questions she had received from owners, including around garbage collection, additional playground improvements, and addressing water leaks. She recommended everyone help each other out in terms of notifying neighbors if you see a water leak. She also reviewed a draft list of improvements made over the last year (the upcoming electrical upgrade in Area A, additional improvements around the clubhouse and grounds, improvements on the electrical panel in the pumphouse, the new chemical dosing shed, etc…) for celebrating at the upcoming annual meeting. She also distributed (mail, email, hand delivery) the annual meeting notices and posted a notice at the clubhouse.

Treasurer’s Report: Treasurer reported that our checking balance (Bank of America) was $9645. Main recent expense items included landscaping $625 (Amy noted that despite our understanding that the landscaping rates would be the same as those provided by the previous service, they appeared to be invoicing a weekly rate, which translated into difference invoice amounts per month, as well as not completing the same work items – the statement of work will be reviewed), trash $841.50, Chemicals $391.04 (a question was raised if chemicals were now included in the new water treatment service – question to be resolved in advance of February meeting), Crane billed $200 for chlorine checks, and $2072.47 for the drum pump kit, shed, and install.

Amy said she would be making a deposit from our checking account into our Vanguard account.

There was a review of budget performance for 2020. Overall, the budget was maintained for the year. While some items were over budget, other items were lower offsetting the overages.

Committee Reports:

Architectural Review Committee: 850 Comobabi updated plans to include brick and decorative tile inlays on their additional garage space. At 1149 Samalayuca we are awaiting a response to the question of a nominated timeframe for completion of their addition to the plans and standards.

Area A Committee: Some of the neighborhood children said they would be interested in a slide in the playground area. A brief discussion indicated little board interest due to safety and liability concerns.

Water Committee: Nothing to report – expecting additional discussion in February.

Social Committee: Nothing to report.

Old Business:

Amy is reviewing other insurance bids to ensure we are getting good value for our insurance premium.

TEP is expected to complete the Area A upgrade shortly (hopefully successfully before the Annual Meeting.

Final plans for the Annual Meeting were discussed and a rehearsal for Zoom capability will be done on the day preceding the Annual Meeting. Chuck was asked to check with his wife for the Neighborhood Watch program sign-in sheet and any additional material/info needed for the meeting.

New Business:

No new business.

Call to Membership: No members requested time to address the board.

Adjournment: Jennifer moved and Scott seconded - Meeting adjourned at 4:48p.m.