**SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING**

**January 10, 2023 – Minutes**

Board Members Present: Jennifer Esparza, Amy Graham, Mark Koskiniemi, Larry Bourne, Leslie Michotte

Members Present: Kevin O’Brien

Determination of Quorum: Jennifer called the meeting to order at 6:30 p.m. and determined a quorum was present.

Approval of Minutes: Minutes for the December 13, 2022 meeting were distributed and read. Larry moved to approve the minutes and Jennifer seconded. Motion carried.

President’s Report: In Scott’s absence, Mark reviewed notes that Scott had made for the agenda: the Annual Meeting will be held in the Area A clubhouse on January 23rd at 6pm, Scott sent out the Meeting notice via email/mail on January 5th, please encourage all your neighbors to return the ballots for vote for board members and the approve the minutes from last year’s Annual Meeting, committee sheets will be available for any volunteers, and Scott plans to set up a couple of hours before the meeting, so anyone who is available to assist, it would be appreciated.

Vice President’s Report: No updates to report. There was a discussion about area wildlife, as well as dog owners maintaining control of their dogs both when moving around the neighborhood and in Area A. Our neighborhood is also a popular dog walking area for those not from our community.

Treasurer’s Report: Bank of America balance is $63,256.92. Top expense items for the month were TEP ($1,057), pool services ($455) and water checks ($125), landscaping (Perez) ($600), trash (932.44), and our annual legal fee ($600).

It was noted that the new pool service appears to be motivated and is working hard to maintain the pool.

No further progress made on identifying a new interest bearing account for moving the bulk of the funds presently in our current account.

Committee Reports:

Architectural Review Committee: Current projects under review or underway – 802 Ko Vaya (Wall and house have now been painted to match addition); no updates on other projects - 750 Comobabi, 741 Ko Vaya, and 975 Comobabi.

Area A Committee: Tennis court net will be measured for replacement. Will be looking into an additional lead for reviewing painting the court for a sports court configuration.

Water Committee (Water Conservation and Drought Preparedness): Nothing additional to report.

Water System Committee: See Old Business for updates.

Social Committee: Nothing additional to report. Leslie will focus on spring and fall clean-up activities, as well, as a Brats event. She would like volunteers to take the lead on any additional proposed events.

Old Business: Discussions continued on proposing raising dues with anticipated increases in our electric bill and general inflationary pressures. Amy drafted a sample budget with a monthly dues rate of $135, which showed that amount would allow us to keep up with anticipated expenses and maintain our ability to add at least $5,000 annually to our savings account (Note at this time we only have one bank account and are still looking for a good option for an interest bearing account.). It was not anticipated that the issue would be put to the membership for a vote until after the annual meeting. The annual meeting would be used to communicate the issues.

Concerning trash service (Republic) and the upcoming renewal of our contract, Larry, as of the time of the meeting, had not received any additional feedback from Republic. No additional information from Amy on Waste Collection, a new service, on their trash/recycling services.

Larry did reach out to the new owner of Crane (with regard to our current services on the community water system), and let him know that we would be putting their services “on hold” until the owner was done with his main project in the Phoenix area. Once that is complete we would be interested in discussing what services they may be able to provide. In the meantime, we will take on chlorine purchases (through Hill Brothers) for our system. Larry estimated that we would need to make a chlorine purchase near the end of January. Board members were appreciative of Larry’s work to maintain a positive relationship with Crane through these changes. The only remaining invoice we are expecting is for a December service call. Any other potential invoicing issues have been reversed by Crane’s owner per Larry’s conversation.

New Business: Kevin offered to take a look at the functioning of the gates to the pool to ensure the latches are operating properly.

Adjournment: Larry moved and Amy seconded - Meeting adjourned at 7:21 p.m.

Next meeting(s): The Annual Meeting will be on January 23rd. Immediately following the Annual Meeting will be a board meeting to install the new board. The next regular meeting will be February 14th.