**SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING**

**May 10, 2022 – Minutes**

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

Members Present: Kevin O’Brien

Guest Speaker (7pm): Morgan Burgess, Environmental Program Specialist, Water Infrastructure Finance Authority of Arizona (WIFA)

Determination of Quorum: Scott called the meeting to order at 6:32 p.m. and determined a quorum was present.

Approval of Minutes: Minutes for the April 12, 2022 meeting were distributed and read. Larry moved to approve the minutes and Scott seconded. Motion carried.

President’s Report: Garbage/recycling missed a pick up again. Scott has had little success making contact with our local representative and manager. He did make a complaint to Alisa (Phoenix office). Larry will call our local rep and manager to discuss the variability in performance and ask they contact Scott to begin negotiations in advance of the end of the current contract. We would have an interest in discussing once weekly pickups (which is essentially what we have been getting now) if they can provide an additional can for each household at no charge.

Vice President’s Report: Jennifer said there was nothing to report.

Treasurer’s Report: Bank of America balance is $23,854. Main recent expense items included making our payment on our new insurance (Nationwide) $1,140, Bolton $1,011, Crane $295, Rural Water Association membership $110, Pima County Health Department (pool) $135.

ZOOM meeting: Morgan Burgess, Environmental Program Specialist, Water Infrastructure Finance Authority of Arizona (WIFA) – the Board heard from Morgan on options for funding (loans and programs offering forgivable principal). Proceeds are available for both infrastructure projects and technical assistance. The program involves a seven step process ([Application Process (azwifa.gov)](https://www.azwifa.gov/resources/application-process)) and applications need to be approved by the WIFA board that meets every other month. Right now the limit on forgivable principal (projects eligible for 100% forgivable principal) is $250,000 however, over that amount the forgivable principal amount is pro-rated ([Forgivable Principal (azwifa.gov)](https://www.azwifa.gov/programs/incentives/forgivable-principal)). Morgan will send through some additional materials and we will likely set up a committee to review the materials over the summer and prepare a draft direction document for our board for after our summer break. The board thanked Morgan for taking time to discuss programs with us.

Committee Reports:

Architectural Review Committee: Current project under review or underway – 802 Ko Vaya, 750 Comobabi, 741 Ko Vaya, and 975 Comobabi.

Area A Committee: There was a clean up day (further report in Social committee report), and it was reported that Sam received a quote for grass treatment that was the same as last year and will continue to solicit additional quotes.

Water Committee (Water Conservation and Drought Preparedness): Coordinated with Scott to invite Morgan from AZ-WIFA for Zoom call.

Water System Committee: A construction schedule for the booster pump replacements should be in place in a few weeks.

Larry and Kevin completed work on the valve at Vamori and Comobabi, and went around the neighborhood checking on each valve.

Social Committee: The community workday was April 23rd, and another success. A lot of tree trimming and general landscape clean up was completed.

Old Business: Scott will continue to look into options for our chlorination (pool) system. It was also noted that we should consider an auto level/fill system. There have been a few instances where the hose in the pool area has been left on and in the pool. It will likely be communicated to families that they need to be mindful of any time the hose is on to turn it off – the communication can either come out in the summer letter or separate community email blast.

There was some discussion about scope of any project we would consider for funding through an AZ-WIFA program or other rural water programs. It might be valuable to include closing the loop at Samalayuca and Ko Vaya on the main system line in order to provide additional flexibility when homes need to be isolated for work.

New Business: Scott moved and Leslie seconded that we close our Vanguard account and move the funds into another institution. The primary reasons for the move are a very low interest rate on the account and a lack of local support. New institutions will be identified and a recommendation brought to the board for approval. Motion carried.

Call to the Members: Kevin O’Brien asked to join the Water System Committee and the board agreed; welcome to the committee Kevin. It was also recommended that a general advisory be made to homeowners that it may be worth them reviewing the state of their water lines as we have seen several leaks in recent months. The lines are significantly aged. An advisory may be communicated through the summer letter or a separate community email blast. It was noted that Larry continues work on a process document on how homeowners should proceed in the event they need to make any repairs to their connection to the main line.

Adjournment: Scott moved and Larry seconded - Meeting adjourned at 7:33 p.m.

Next meeting: The next meeting will be June 14th. The board agreed to take a break in July, so there will be no July meeting.