

## SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING

September 10, 2019 - Minutes

**Board Members Present:** Jennifer and Sam Esparza, Erick Heinz, Larry Bourne, Amy Graham, Richard McArthur

**Determination of Quorum:** Jennifer called the meeting to order at 7:02 pm and determined a quorum was present.

**Approval of Minutes:** Minutes for the August 13, 2019 meeting were distributed and read. After a discussion of corrections, Larry moved to approve the minutes and Sam seconded. Motion carried.

**President's Report:** The property at 975 W Comobabi Dr is now under contract.

**Treasurer's Report:** Our Bank of America checking account has a balance of \$18,380.12. Main recent items include: TEP (electric bill) \$943.00. Republic Services bill (trash) \$981.00. Lex Barker (Area A yard maintenance) \$520.00. Boulton Pool Service (pool maintenance) \$410.00.

Larry Bourne asked for a discussion about changes to our trash pickup service. The discussion centered around saving money. It was stated that a once a week pick up rather than a twice a week pick up would save money, and save wear and tear on the roads. Larry will get estimates.

### **Committee Reports:**

**Architectural Review Committee:** 1. Discussion of the recent reorganization of the ARC. Now 5 members: Kyle, Richard, Larry, Brian, Sam. Majority rule will be in place (3 of 5 members required for a decision). 2. Burden is on homeowner to ask about landscaping, fences, perimeter fences, as well as long established rules for structures on the subject property. If a homeowner has a question about whether the homeowner's proposed plans would be in violation of ARC policy, homeowner must ask an individual ARC member, or bring the question before the SIA Board. 3. There was discussion about whether there should be a chief member within the 5 members of the ARC.

**Water Committee:** This committee needs one more volunteer member.

**Area A Committee:** There was discussion of capital expenditures for the 2020 SIA budget: 1. Amy and Jennifer will get separate bids for the anticipated roof repair of the Clubhouse building. 2. Amy and Sam will get bids for the repainting of the Clubhouse building and the Pool Equipment building, which houses the two bathrooms. 3. It appeared that there was a consensus against funding the proposed resurfacing of tennis court, but will look again at 2020 budget review. 4. Jennifer observed that the appearance of the grass at both lawns should be improved. Sam agreed to talk to Lex about this.

**Social Committee:** 1. A brief outline of the remaining activities for the year was presented in the printed Agenda for this Board Meeting. 2. It was announced that the Fall Cleanup has been moved from November 9th to November 16th.

**Old Business:** CC&R's review: 1. It was noted by Jennifer that, within the proposed CC&R's, the prohibition against unsightly vehicles has been removed. So, maintenance on vehicles now OK. There was discussion about what restrictions should be placed on the storage of equipment or unsightly vehicles. There was discussion about what constitutes "adequate screening" of unsightly equipment or vehicles. It was noted that native vegetation, walls, or fencing might be adequate screening. It was noted that tarps or trailer covers would not qualify as adequate screening. It was noted that there is, within the proposed policies, an "80% rule" that would qualify as adequate screening. 2. Larry proposed that we simply take our current 8-page CC&R's and place the most important restrictions from the proposed CC&R's within that current document. Larry was clear that he did not like expanding the CC&R's from 8 pages to 24 pages. 3. There was discussion of whether a lien should be placed upon a property that contains a structure or other violation that is likely to be prohibited in our proposed CC&R's, prior to an imminent sale of that property. There was discussion about grandfathered violations losing that grandfathered status upon the sale of the subject property. There was discussion about whether an interested buyer should at least be informed about a property that contains a structure or other violation that is likely to be prohibited in our proposed CC&R's.

Jennifer moved, and Amy seconded, that our ongoing review of the proposed CC&R's be finished up, organized, and put in one document, and have the SIA Board review it or at least read it.

Adjournment: Jennifer moved, and Amy seconded. Meeting adjourned at 8:40 pm.  
Next meeting will be October 8, 2019