**SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING**

**April 11, 2023 – Minutes**

Board Members Present: Scott Doty, Amy Graham, Mark Koskiniemi, Larry Bourne, Kevin O’Brien

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

Approval of Minutes: Minutes for the March 14, 2023 meeting were distributed and read. Larry moved to approve the minutes, Kevin seconded. Motion carried.

President’s Report: Nothing new to report.

Vice President’s Report: No updates to report.

Treasurer’s Report: Bank of America balance is $66,984.01. Top expense items for the month were TEP ($732.83), pool services ($437.50) and water checks ($125), and trash ($997.71).

Amy began a review of available accounts to replace our previous Vanguard account. She reported there are lots of options and wanted to get a second opinion on some before consolidating the information for a decision. Mark will have a look.

Committee Reports:

Architectural Review Committee: Current projects under review or underway – 802 Ko Vaya; 750 Comobabi; 975 Comobabi. Nothing new to report.

Area A Committee: Community clean-up of Area A went well. Dumpster is full and will be removed on Wed, April 12.

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

Water System Committee: Nothing new to report.

Social Committee: Thanks for a successful clean-up event, followed by a very nice pot luck that evening.

Old Business: Mark provided copies of the ballot used in 2016 for the vote on the dues increase that year, an updated proposed ballot for 2023, and an explanatory document giving a bit of background on the necessity for an increase. Mark will send materials over to Scott to forward to our attorney (Shupe) for review/completion, and we anticipate having our attorney attend the May board meeting to do new board member orientation/update and deliver/discuss the ballot and process. Anticipating the issue of a dues increase will be put to the membership shortly after the May board meeting, with ballots due by the June board meeting, and if passed effective with July 1 payments. It was recommended that a copy of Amy’s budget with/without the proposed increase be included with any mailing on the ballot.

It was suggested that some additional information be added to the dues increase background document identifying anticipated additional major expenses such as roof maintenance/repairs for the clubhouse and pumphouse.

Concerning trash/recycling service (Republic) and the upcoming renewal of our contract, Amy compiled information on the various quotes/terms received from Republic and RAD. Additional specific negotiation instructions were given to Amy to return to the vendors. We are hopeful a final decision can be made at the May meeting.

New landscaper seems to be starting off well – and he also attended our Area A clean-up.

Sports court configuration/repainting still in discussion with updated quotes, and as expected, costs have risen. Scott will contact the interested members for additional quotes.

New Business: Amy reported that Quickbooks desktop will no longer be available/supported. Apparently the application is moving online. She will look into other accounting software that will support our operations.

There was also discussion of doing some projected major expense planning – for example mapping out what we see as the major items that will need updating/replacement over the next 10/15/20 year timeframe. Items such as the wells, pumps, pool system, roofs, courts, etc. would be reviewed for where they are in their lifespan.

Adjournment: Scott moved and Amy seconded - Meeting adjourned at 7:18 p.m.

Next meeting: The next regular board meeting will be May 9th.