**SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING**

**July 11, 2023 – Minutes**

Board Members Present: Scott Doty, Amy Graham, Mark Koskiniemi, Larry Bourne, Leslie Michotte, 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 June 13, 2023 meeting were distributed and read. Larry moved to approve the minutes, Kevin seconded. Motion carried.

President’s Report: Scott presented a draft of the summer letter and received feedback, will look to get it out shortly.

Vice President’s Report: Absent, no update to report.

Treasurer’s Report: Bank of America balance is $70,159. Top expense items for the month were TEP ($1918.30 – up significantly with summer weather and more water being pumped throughout the neighborhood and in Area A), pool services ($429), landscaping ($550), annual water check ($217.26) and trash ($997.71). One-off expenses in the past few weeks included Catalina Well ($282), and turf repair and sprinkler replacement completed during last landscaping period ($1834.13), county pool fee ($140).

Committee Reports:

Architectural Review Committee: Current projects under review or underway – 802 Ko Vaya (Owner submitted variance request and plan amendment, approved by Committee.); 750 Comobabi (slow progress continues on completing the brick work); 975 Comobabi (nothing to report); 951 Samalayuca (Received updated plans and answers to questions, approved by Committee.). 1149 Samalayuca, no additional progress.

Area A Committee: Scott will get updated pool certificate for posting.

Water Committee (Water Conservation and Drought Preparedness): Mark will reach out to committee members to set up a meeting and create a “wise water use” form, for use in communicating with owners when irrigation or other water use issues are encountered.

Water System Committee: Looks like a check valve on the well system needs attention. Larry will follow up. Larry also checking on availability and interest of outside service companies.

Social Committee: Next community get together moved to July 16th. No band. Swim and Happy Hour. Band may be moved to Octoberfest (Oct 1) event.

Old Business: Proposed dues ballots were mailed before end of June. Ballots are due by August 8, 2023, or postmarked by July 31, 2023.

No responses on trash/recycling service (Republic). Amy will reach out again to any interested parties.

Amy met with PNC Bank and will be completing the steps necessary to open an account there to benefit from a high-yield savings account.

New Business: There was a recent party at Area A which resulted in some damage. All owners are reminded to ensure that any parties are conducted in a responsible manner and any damage reported immediately. Pima County Sheriff was called to identify/contact the owner of a vehicle that was left overnight.

Good news – the Pima County Department of Transportation issued a memo indicating that our neighborhood would be on the list of roads repaired during the fiscal year 2023/2024. We will continue to monitor the status. The fiscal year runs from July 1, 2023 to June 30, 2024, so our roads should be completed somewhere in that timeframe. The Board discussed what items we will want to complete prior to any road repairs. Discussion included any water distribution system modifications, ensuring owners clear any encroaching vegetation, etc.

Leslie will look into repair options or replacement for some of the lounge chairs around the pool.

It’s about time to have the palm trees in Area A trimmed again. Amy will make arrangements.

Call to the Members: No Members were present.

Adjournment: Scott moved and Kevin seconded - Meeting adjourned at 7:34 p.m.

Next meeting: The next regular board meeting will be September 12th.

The Board decided to skip the August regular Board Meeting for the summer break. However, Mark agreed to be available that evening at Area A for any ballots that Owners wished to drop off that evening. Weather permitting, he expects to be at Area A from 6:30p-8pm.