**SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING**

**May 11, 2021 – Minutes**

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

Members Present: Kevin O’Brien

NOTE: Board Meetings are now being held on the second Tuesday of each month at 6:30pm.

Determination of Quorum: Scott called the meeting to order at 6:31 p.m. and determined a quorum was present.

Approval of Minutes: Minutes for the March 14 and April 11, 2021 meetings were distributed and read. Scott moved to approve the minutes and Jennifer seconded. Motion carried.

President’s Report: Scott revisited his quarterly plan/goals effort. Jennifer brought up renewing efforts on progressing a document to outline enforcement of the CC&Rs. After some discussion Scott said he would talk to Michael Shupe (HOA attorney) about this issue. Scott is preparing a summer letter to the membership and asked if anyone has recommendations for content to send it to him. Scott thanked Jennifer for her assistance with transition activities in his role as President and for the calendar she created on items that come up for processing annually.

Vice President’s Report: Sam reviewed a water line issue that occurred at 1167 Samalayuca, and additional efforts on treating the grass areas.

Treasurer’s Report: Amy reported that our checking balance (Bank of America) was $10,826.13. Main recent expense items included TEP (we are now back to being billed regularly by TEP after all the work done on the service upgrade) $1015, our insurance renewal $710, trash $900, landscaping $500. Also completing work on the Association taxes.

Committee Reports:

Architectural Review Committee: 802 KoVaya had plans dropped off for review.

Area A Committee: Amy resolved an issue with a clogged toilet in Area A. She updated the board on the status of the Area A entry lights and replacing the light sensors that apparently fell victim to the electrical issues we had with the old service. The pool light is now on a timer similar to the ones for the clubhouse. Next up will be motion sensors for the lights in the bathrooms to avoid issues with the light being left on.

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

Social Committee: The children’s Polar Plunge event was deemed a success. Leslie agreed we should postpone the planned work day. In lieu of a work day, the weeds in Area A may need to be sprayed. Leslie will put together a community mixer for June 5th. There is nothing else currently on the calendar.

Old Business:

The Area A reservations form and rules were reviewed and some adjustments made to clarify some items. Mark will make the adjustments and then forward to Scott and Jennifer for review before having them posted on the website.

New Business:

Scott reviewed a report on the status of our wells with regard to microbiological activity from Complete Analytical Services (CAS, LLC). It indicated that there was no E. Coli or total coliform present. The samples were taken on April 29 and tested the same day.

It was agreed to form a Water Systems Committee. Consistent with the most recent approach on the water system where the President would be the lead contact for water system issues, Scott will head up the committee and members will include Larry and Sam. Kyle Boyd will be asked if he will serve on the committee with his knowledge of the system. Both Larry and Kyle have a long history on the operation of the water system. It was agreed that for all work being done on the main distribution line a licensed plumber would be used.

Call to Membership: Kevin O’Brien wanted to try and coordinate a valve replacement at his lot with any major valve work to be done at the corner of Comobabi and Vamori. After some discussion it was agreed that Larry and Sam would assess the situation at Kevin’s lot and decide on a course of action. Kevin indicated that he had a hard time locating contact information for board members, so we will look at having the board member listing already on our website include links for board member email addresses.

Adjournment: Jennifer moved and Amy seconded - Meeting adjourned at 7:50p.m.