

SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING

October 11, 2020 – Minutes

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

Members: Foster Knutson

Determination of Quorum: Jennifer called the meeting to order at 4:32 p.m. and determined a quorum was present.

Approval of Minutes: Minutes for the September 13, 2020 meeting were distributed and read. Sam moved to approve the minutes and Scott seconded. Motion carried.

President's Report: Jennifer thanked Scott for filling in at the last meeting. Results from the lead and copper testing on the water system all came back good. Reports were distributed to the homes that participate. The landscaping work at 751 Comobabi is underway and looking good.

Treasurer's Report: Treasurer reported that our checking balance (Bank of America) was \$4300. Vanguard account balance is \$85,883.98. Main recent items included reviewed to see if rates or consumption changes are driving the differences.), landscaping \$950, trash \$841.50, and Cranes (plumbing) \$127 for responding to chlorine pump request.

Committee Reports:

Architectural Review Committee: 751 W Comobabi landscaping in underway. 902 Samalayuca had worked approved (and should be complete) for a rear porch.

Area A Committee: Nothing to report.

Water Committee: Committee met and did a walk-through of our water system. Also reviewed options for addressing the request by the board to look at any extra charges for new swimming pools. Options for new pools, refurbishing of existing pools, and decommissioning of pools were discussed. Also reviewed some initial water usage (pump meter readings) in an effort to understand what might be driving our high electricity usage and to compare water usage to prior years (last full year statistics were from 2018). Committee will begin to prepare a water roundup for presentation at the annual member meeting.

Social Committee: October 24th properly socially distanced Fall work day (half day). Sandwiches will be provided afterwards. Notices to go out with list of work items.

Old Business:

Larry spearheaded a number of meetings with TEP and the electrician to understand what might be driving our unusually high electric bills this year. Initial work indicated that the age of our electrical gear had resulted in some performance issues that contributed to the higher usage. TEP will install a new incoming stand (transformer) and we will need to update our gear (approx. \$4000 cost) to update the system. TEP will be providing us with a

credit of approximately \$4000 (which will essentially cover the cost of our install) and also only charge us our standard bill for the period until the work is completed. In total a win.

Sam moved, and Erick seconded that we move forward with the needed system modifications on our end, estimated to be less than \$4000, motion carried.

Also, during the work Larry did on water system meter readings, he discovered that there was indeed a high level of water usage recently that might account for additional power consumption. Modifications to the water system programming (water times and frequency) were made to address this. Scott and Chuck volunteered to do an irrigation audit to determine what lines are watering when and if the times/frequency are appropriate.

Seeding was done on the west lawn and it is looking much better.

The Board continued its review of the latest mark-up of the CC&Rs. Mark provided a copy of the harmonization effort for the architectural review portion of the CC&Rs that incorporated our current policy. The board also reviewed parking and commercial vehicle changes in wording. Mark will look to incorporate final policy harmonization into the draft copy of the revised CCRs in advance of the next meeting. A discussion of communication efforts leading up to the annual member meeting were reviewed for the benefit of Jennifer and Sam who were not at the prior meeting.

There was additional discussion on the status of the security camera acquisition as a member inquired how the camera may be implemented. No action has been taken to date.

Sam is still progressing the chlorine system cabinet upgrade. Other efforts will also be made to see if we can get Crane Plumbing or another provider to take over supplying, dosing, and monitoring of chlorine levels in the system.

The entry lights on KoVaya are not operable at this time. Erick volunteered to work with Scott to trace the line so it can be reconnected.

New Business: There was a discussion concerning Halloween/Trick or Treating activities in the neighborhood with respect to the ongoing COVID-19 pandemic. It was agreed that we would work to discourage door-to-door activities and candy distribution as a safety/health measure. Looking forward to having regular activities in 2021.

Jennifer surveyed the board members for seeking reelection to the board and their interest in various positions.

Call to Membership: No members requested time to address the board.

Adjournment: Sam moved and Scott seconded - Meeting adjourned at 6:11 p.m.

The next regular meeting of the Board will be on November 8, 2020, at 4:30pm.