**SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING**

**April 12, 2022 – Minutes**

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

Members Present: Diane Boyd

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 8, 2022 meeting were distributed and read. Larry moved to approve the minutes and Jennifer seconded. Motion carried.

President’s Report: Garbage/recycling pick up appears to be operating at an acceptable level, however, it was noted that Friday service appears to be subcontracted out to Diggins Environmental. The question was again raised if negotiations were still in progress over the possibility of moving to single day pickup with an additional can available for households. Scott will reach out to the contractor and start the process of negotiations in advance of the contract term ended at the end of the year.

Scott said he did receive a number of quotes for converting Area A to solar power, but the figures looked prohibitive. There was some discussion on if over the long term the quotes might look attractive. No action taken.

Vice President’s Report: Jennifer and Sam commented that individual lot solar appears to be gaining momentum and that the Board and Architectural Committee will need to be sure there is consistent treatment of installations and their compliance.

Treasurer’s Report: Bank of America balance is $3,872.75. The main charge that brought the balance down was the first payment on the new booster pumps ($21,187). Other main recent expense items included TEP $944.10 (again under $1000!), trash $932.44, landscaping $500. Association taxes are now done. And finally a new insurance carrier was selected (Nationwide) and the two key benefits of our new coverage are that it is much less expensive for better coverage, and that increased coverage now covers our wells. The Board appreciated Amy’s efforts on both the taxes and the new insurance.

Committee Reports:

Architectural Review Committee: Nothing significant to report.

Area A Committee: Amy started digging some post holes for poles around the small grass area that will hold café lights similar to those around the clubhouse.

Water Committee (Water Conservation and Drought Preparedness): The committee sent out a notice to homeowners for the UA-sponsored Sustainable Landscape Expo on 3/19 at the UA Agricultural Extension - [Sustainable Landscapes EXPO | Pima County Smartscape Program (arizona.edu)](https://cals.arizona.edu/pima/smartscape/sustainable-landscapes-expo/) Mark attended the Expo, and while he didn’t see any neighbors there while he was there, the event was well attended and included several vendors and tree giveaways.

Water System Committee: After the initial payment was made (noted above in Treasurer report), Crane has indicated that all materials should arrive by April 25th, at which time they will begin to put together the construction schedule for the booster pump replacements.

A water system leak occurred on the east side of Vamori just north of Comobabi and before the wash, near the old eucalypt trees. A root had cracked the line. Lots of manual labor ensued as the line was 5 foot below the surface. Foster Plumbing was called out, but unfortunately they do not appear to be a suitable contractor for work on the main line. Larry had successfully used them for a small feeder line on the west end of Samalayuca. Larry has set up a small emergency kit with supplies needed for any main line work. The kit will be placed in the well house storage.

Social Committee: Instead of a community workday, Leslie held the Polar Plunge event on April 2. Was another success with the kids enjoying the activity. The community workday has been moved to April 23rd (9a.m.-noon). Bring tools and any ideas for items to be worked on can be sent to Leslie. Projects proposed so far included refurbishing the tennis court backboard and the horseshoe pit.

Old Business: Jennifer received a quote for recoating the tennis courts and adding pickleball lines. The quote came in at $6865. As noted previously there have been requests for resurfacing the tennis courts and the Board continues to prepare for considering this item in next year’s budget.

Larry and Mark did some additional checking on funding that might be available to update our water system. Mark reached out to the state Water Infrastructure Finance Authority of Arizona ([www.azwifa.gov](http://www.azwifa.gov)) to engage their representative who works with projects in Pima County. After some additional discussion it was agreed to see if a representative from AZWIFA would be available for our next board meeting to discuss their programs.

New Business: Scott spoke with our certified water operator who reported that our annual usage report had been submitted. The Consumer Confidence report will be completed in the coming months. So far everyone is pleased with the operator.

The Board was asked to consider a written request for variance from Article 7 of the CC&Rs from 851 Samalayuca. Sam moved and Scott seconded that we grant a variance while the conditions underlying the need for variance existed for a period not to exceed 12 months. Any additional time would need to come back to the Board for consideration. Motion carried.

Call to the Members: No members wished to address the Board.

Adjournment: Amy moved and Scott seconded - Meeting adjourned at 8:04p.m.