

SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING

December 13, 2020 – Minutes

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

Determination of Quorum: Jennifer called the meeting to order at 4:33 p.m. and determined a quorum was present.

Approval of Minutes: Minutes for the November 8, 2020 meeting were distributed and read. Larry moved to approve the minutes and Jennifer seconded. Motion carried.

President's Report: Jennifer reminded everyone that the January 10, 2021 regularly scheduled board meeting will have an early start (3pm) to allow for anyone who wished to ask questions about the revisions seeking ratification to the CC&R's. Q&A time will begin at 3pm and be followed by the regular board meeting at 4:30pm.

Jennifer would like to coordinate with Amy to review the 2021 Budget for presentation at the Annual Meeting of the Members.

Treasurer's Report: Treasurer reported that our checking balance (Bank of America) was \$6592.21. Main recent items included landscaping \$575, trash \$841.50, Pool service \$624.80, and additional service on one of the wells \$275. There is approximately another \$2800 that will be deposited to our account shortly.

Committee Reports:

Architectural Review Committee: 850 Comobabi is looking to add some garage space – the committee is working with the homeowner to ensure compliance with the standards. There is also discussion ongoing with 1149 Samalayuca to ensure the exterior elements of their recent project are completed within the plans and standards.

Area A Committee: Holiday decorations were added to the area. And it appears that all committee work will be completed within the allotted budget for this year.

Water Committee: The committee awaits any additional action to be taken on its recommendations from the previous meeting, but agrees that we can table any additional action until February to allow for less distractions during the year end planning for the annual meeting.

Social Committee: Nothing to report.

Old Business:

TEP should be commencing work on the upgraded electrical service within a week, there was a slight delay as staking was laid out and subcontractor work completed on the new meter panel.

The Board made three small adjustments to the latest mark-up of the CC&Rs. Mark will provide a final draft for presentation to the community in the lead up to the Annual Meeting.

New Business:

Jennifer presented a draft communication (meeting notice, items to be voted on, etc.) to the board for the upcoming Annual Meeting. In light of COVID, the Board agreed to move the meeting time up (daylight and warmer to accommodate a meeting out of doors instead of trying to have the meeting in the clubhouse in the evening). There will also be an exploration of having members participate via video conference (Zoom) if necessary.

Crane Plumbing presented their own checklist for water operations. Sam will check to see if they have been completing the checklist.

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

Adjournment: Sam moved and Scott seconded - Meeting adjourned at 5:48p.m.

The next regular meeting of the Board will be on January 10, 2021, at 4:30pm. There will be a CC&R Q&A session prior to the meeting beginning at 3pm for any owners who may have questions about the proposed revisions to the CC&R's that are up for ratification.