**SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING**

**June 13, 2023 – Minutes**

Board Members Present: Scott Doty, Mark Koskiniemi, Larry Bourne, Leslie Michotte, Kevin O’Brien

Members: Mary DeFilippo, Diane Boyd

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 May 9, 2023 meeting were distributed and read. Larry moved to approve the minutes, Kevin seconded. Motion carried.

President’s Report: Scott will look to get out a summer letter in July. He also received the Consumer Confidence Report recently and will get it posted at the clubhouse, and will email to Mark for posting to the website.

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

Treasurer’s Report: Absent, no update to report. No other board member had any additional information on expenses.

Committee Reports:

Architectural Review Committee: Current projects under review or underway – 802 Ko Vaya (There was a discussion with Mary and she indicated she would likely submit a request for a variance, but is also considering other paint/finishing options); 750 Comobabi (slow progress continues on completing the brick work); 975 Comobabi (nothing to report); 951 Samalayuca (The committee met and reviewed submitted plans and sent back questions to the architect). 1149 Samalayuca was added back to the list but no update was available.

Area A Committee: Pool operating license fee was paid, just awaiting updated certificate for posting. Grass areas are looking much better – timing of irrigation will likely be reviewed to minimize pressure loss to homes at high use times.

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

Water System Committee: Catalina Well (Don) was on site to make a service visit along with Preferred Pump (Pacho). Under close monitoring by Larry the west pump was repacked and motors greased. Larry took Kevin for the latest chlorine run which was completed at the end of May.

Social Committee: Leslie suggested a swim/happy hour/dinner for July 15th or 22nd and requested $300 for a blue grass trio to play on whatever evening was selected. The hours for the event are likely to be 6-8pm or 7-9pm. The $300 was approved for the event.

Old Business: Mark updated the proposed dues ballot for 2023 to include the recommendations made by Michael Shupe, forwarded the package to Scott, and we will continue with the process. Expecting ballots to go out before end of June.

No update on trash/recycling service (Republic) and the upcoming renewal of our contract, Amy is still awaiting final submittals from interested trash/recycling services. We are hopeful a final decision can be made at the July meeting.

Sports court configuration/repainting still in discussion with updated quotes, and as expected, costs have risen. Scott now has three quotes in hand varying from $6000-$12,000. Prior to the meeting Sam indicated there should be some negotiating room in some of the quotes.

Prior to the meeting Amy indicated to Scott that she will work on moving monies for our savings account to a high-yield account at PNC Bank. Will await a further update at the next meeting.

New Business: Leslie suggested we may want to look at possible modifications to our architectural requirements to include a maximum square footage for homes, and some form of notice to neighbors when modifications are being considered/reviewed/approved. No action taken, more discussion may follow.

Kevin had shared a recent law change related to homeowners associations (HB2607), but there was no further follow up discussion on that item.

Call to the Members: Diane Boyd thanked Larry for his ongoing work on the water system. She also wished to support considering communications when variances or architectural plans were submitted/approved. She also once again advocated for the recoating of the tennis courts and wanted to recommend getting user feedback before a final decision in order for users to have a chance to review colors and line options if the court was going to be adjusted to be a “sports court” configuration. She expressed a concern of having too many lines on the court. She also thought it might be worth exploring adding pickleball lines to the current basketball “half-court” as an alternative. She also advised that recently one of our long-time owners/neighbors had passed away.

Adjournment: Larry moved and Kevin seconded - Meeting adjourned at 7:46 p.m.

Next meeting: The next regular board meeting will be July 11th.