

SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING

September 13, 2020 – Minutes

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

Determination of Quorum: Scott called the meeting to order at 4:30 p.m. and determined a quorum was present.

Approval of Minutes: Minutes for the August 9, 2020 meeting were distributed and read. Larry moved to approve the minutes and Amy seconded. Motion carried.

President's Report: Jennifer provided a report for Scott to present to the meeting. Members with unobstructed travel trailers on their lots for extended periods have either moved them or are in the process of arranging to relocate on their property to see if obstructed views can be achieved. Back flow testing was completed (at a cost of \$100). This testing is completed each year. Water samples were collected from five homes for the triennial water lead and copper testing. Results forthcoming.

Treasurer's Report: Treasurer reported that our checking balance (Bank of America) was \$5005. Main recent items included electric bill (TEP) \$1920 (another month of a very high bill – additional discussion was had about what might be driving that, as it just appears there is no simple explanation. Larry will check with the electrician to see if we can do an audit and a call may be made to TEP for any explanations. The bill will be reviewed to see if rates or consumption changes are driving the differences.), landscaping \$500, and pool chemicals \$500, trash \$841.50, and Cranes (plumbing) \$927 for meter work on one of the wells.

Committee Reports:

Architectural Review Committee: 751 W Comobabi dropped off landscape plans for review. Work is to begin later this month.

Area A Committee: A video camera for Area A is still under review. A big thank-you to Larry for cleaning up the pump room and removing a lot of trash. He also spearheaded consolidating the electrical panel into one panel and the modifications look great. A small water leak on the pool system was repaired, and the recirculating pump was set to 2500 rpm.

Water Committee: Meetings will resume in October. The committee will do an orientation of the water system and make a plan for resuming water usage tracking in addition to its current business.

Social Committee: Leslie will look to pull together an October 24th properly socially distanced Fall work day (half day).

Old Business:

The Board continued its review the latest mark-up of the CC&Rs. The discussion mainly focused on harmonizing policies. Specific recommendations were brought forward and reviewed. Mark will work with Leslie and Scott to take a shot at doing some consolidation

of policy and CC&R language prior to the next meeting. Various communication strategies for sharing the CC&R proposed revisions to the membership were discussed. The main theme was that the objectives of the CC&Rs are to maintain the “flavor of the neighborhood”, protect our investments, and generate community.

Sam provided (via copy provided to Scott) a thorough review of his discussion with Jerald Wheeler (agrostologist) on our grass issues. Weed killer was applied to the west grass area. A schedule for additional work was created for both the east and west grass areas.

New Business: Jennifer conveyed the Association’s condolences on the passing of a long time member of the Association.

Adjournment: Mark moved and Amy seconded - Meeting adjourned at 5:54 p.m.

The next regular meeting of the Board will be on October 11, 2020, at 4:30pm.