**SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING**

**September 13, 2022 – Minutes**

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

Members Present: Kevin O’Brien

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 August 9, 2022 meeting were distributed and read. Larry moved to approve the minutes and Chuck seconded. Motion carried.

President’s Report: No updates to report.

Vice President’s Report: Jennifer said a neighbor was going to try and coordinate a dog “snake awareness training” session.

Treasurer’s Report: Bank of America balance is $55,848.17. Top expense items for the month were trash ($932.44), landscape ($600) – the landscaper rate has increased from $500, TEP ($1,263.91), Bolton’s ($612.70), plumber ($530.63), other Area A consumables and items ($267.37) – toilet paper, paper towels, umbrellas, tetherballs, lighting.

It was expected that Lakeside would be paid in the next day or so. Still reviewing what board member outstanding reimbursements still existed.

Committee Reports:

Architectural Review Committee: Current projects under review or underway – 802 Ko Vaya, 750 Comobabi, 741 Ko Vaya, and 975 Comobabi.

Area A Committee: Reviewing quotes for grass treatment - a neighbor wants to hold a wedding late in October - so will work to have the grass ready by then. The quotes have come in between $700-$1000.

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

Water System Committee: Booster pumps project completed. Final overages were reviewed (see old business below).

Social Committee: Next anticipated events will be end of Sept 30 (Brats), and in Oct (Area A clean up). Email invite for the Sept event has been sent out.

Old Business: Upon the completion of the booster pump project, an invoice for overages was presented by the contractor (non-electrical – the electrical work was contracted separately with an electrician). As the project is now successfully complete, and in consideration of the totality of circumstances surrounding the need for the additional costs and work (the additional costs were the result of a poor decision by the contractor), Jennifer moved that we pay ½ the current invoiced overage amount to close the project. Leslie seconded, motion carried. The invoice and total payments made will be reviewed – the additional overage amount is estimated at around $800.

While the electrical work has also been completed, a new project was anticipated to update some of the wiring and controls – additionally in the meantime we have seen a need for repairs on the south well programming. Scott moved that we authorize a not-to-exceed value of $2500 to effect the required updating and repairs. Larry seconded, and motion carried. Work is expected to commence shortly.

New Business: Pool had an algae bloom recently. It was treated and cleaned. A second pool operator visited to give a second opinion and present a maintenance proposal – it was not available for this meeting but will be reviewed at an upcoming meeting.

It was discussed that with the completion of the current round of work on the water system and with the sale of Crane (our water operator) and new management, it may be a good time to have a complete review of the water system to include both mechanical and electrical plans for future use. In preparing next year’s budget we should make the necessary allowances for such work.

It was discussed that we should also review what pool equipment we have currently and if additional equipment (skimmers, vacuum equipment, brushes, etc) would be beneficial for use on the common area pool to assist with maintenance activities between operator visits or when the operator isn’t available.

Larry opened a discussion on eliminating co-officers and limiting board officer roles to a single member. No additional action taken.

A review of schedules of board members for the October meeting revealed that we would be unable to get a quorum for Oct 11 (due primarily to school fall break). The meeting will be moved to Oct 18th.

Adjournment: Scott moved and Larry seconded - Meeting adjourned at 7:57 p.m.

Next meeting: The next meeting will be October 18th.