

SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING

May 14, 2019 – Minutes

Board Members Present: Scott Doty, Amy Graham, Mark Koskiniemi, Larry Bourne, Richard McArthur

Association Members Present: Diane Boyd, Foster Knutson

Determination of Quorum: Mark called the meeting to order at 7:03 p.m. and determined a quorum was present.

Approval of Minutes: Minutes for the April 9, 2019 meeting were distributed and read. Scott made a motion to approve the minutes and Richard seconded. Motion carried.

President's Report: Mark reported the following for Sam and Jennifer:

Jennifer dropped off a welcome packet and had it completed by the new owners at: 1149 Samalayuca: Dr. Michael & Venisla Rosenthal. They indicated they are planning to add a master bedroom/bath, so are looking for contractor, drafts person if anyone has recommendations. Jennifer advised about reviewing CC&R's and running by the Architectural Review Committee prior to final plans etc. Jennifer spoke with owners at 950 Comobabi or noise created by barking dogs – Jennifer talked with homeowner who seems to have alleviated the problem.

Several updates to the neighborhood directory have been made.

Jennifer completed a neighborhood Map Directory, which was distributed at the meeting.

There was an issue with unescorted visitors in Area A - Jennifer spoke with homeowner, reminded them of the rules, and received indication the homeowner would talk to their friend.

Treasurer's Report: Checking account has \$15,931 – another \$2000 transfer was made to the Vanguard account (that's a total of \$7000 YTD). Amy continues to discuss with multiple vendors trash and recycling pick-up to see about better rates. Main expenses for the month included Trash (\$997), Lex Barker (Area A landscape) (\$610), and TEP (\$409).

Committee Reports:

The Water Committee continues to look at programming for seminars for the 2019 calendar.

The Social Committee has planned a community-wide garage sale for May 18, homeowners will be able to set up in their driveways, and benefit from advertising placed by members of the committee in area publications and web bulletin boards.

The Social Committee also completed a calendar of events for 2019 and distributed it to homeowners. Another upcoming event will be a movie night on May 31.

Old Business:

Trees at east end of Area A have been removed of mistletoe and look great! Jennifer is getting quote for Rhus Lancea near pool fence and cutting of root under sidewalk near clubhouse (will not harm tree).

Diane continues to facilitate the finishing of the revision on the CC&R's. (Thank you, Diane) Once that is finished, next step is for the lawyer to retype & mail out to community for a vote.

Trying to complete this phase of the process by August. Review continues after regular business at this meeting.

New Business:

New Business Items submitted by Jennifer prior to the meeting:

Jennifer received a neighbor complaint about speeding on the streets. After some discussion about options (speed humps, signs), no action was taken.

YL Technologies, our certified water operator, has ceased doing business. Amy & Diane have researched a new operator. His fee is good (incidentally, our prior monthly fee was \$190/month, see new operator rate below.) and he was very complete with his charge breakdown & quick with his response to our call. Our new certified water operator will be:

Fernando Alday , Operator ID: 032822 (Exp June 30, 2019) – (will need to be sure it gets renewed).

520-392-3666 Ferjalday@gmail.com

\$125/month; plus \$150 for @ 3 yrs lead/copper sampling due 2020 &
\$310 @ 3 yrs for disinfection sampling due in 2021

Jennifer proposed a June meeting, with the lawyer in attendance, and NO July meeting. The board voted 3-2 to have the lawyer attend the June meeting with a focus on orientation for new members (duties and responsibilities). And approved not having a July meeting, subject to progress being made on CCR revisions and no other critical business.

Scott submitted architectural docs to the Architectural Committee (726 KoVaya).

Call to the Membership

Foster said he found a good deal on solar lights at Costco, possibly for the entryways. The Board had just recently provided checks to owners whose houses are connected to the entryway lights on Comobabi and Samalayuca at Paseo del Norte. It was noted that the entryway lights on Vamori may be in need of an upgrade (these are not attached to a home, but use solar power to light a strip of LED lights at night). No action taken.

Foster also mentioned solar power in general for use in Area A, but after hearing how low our TEP bill was, indicated that solar may not be viable.

Diane asked if the water valve covers that are throughout the neighborhood could be painted (re-painted) blue for easy identification. These are the valves that regulate water through our community water system and allow for isolating sections of pipe in the event of leaks or other repair work so the whole system does not need to be turned off.

Continued CCR Review

The Board discussed the CCR revision regarding 6.13.3 – it was revised to end first sentence after the word “carport”. The remaining text of 6.13.3 was removed. Passed 4-0.

Discussion of 6.13.4 was tabled to the June meeting.

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