

SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING

May 17, 2020 – Minutes

(Note: The regular meeting of the Board scheduled for April 19, 2020 was canceled due to COVID.)

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

Determination of Quorum: Jennifer called the meeting to order at 4:32 p.m. and determined a quorum was present.

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

President's Report: Jennifer reported that she will put together a summer letter to Owners/Residents (email to those who have consented to electronic communication and hardcopy to those who have requested hardcopy) which will include subject matter such as vandalism at the Area A pool, dogs in the pool and park, tennis court rules, and updates that have been made to Area A. It was recommended that she reinforce the general pool rules and also add information on our new trash rates.

Treasurer's Report: Treasurer reported that our checking balance (Bank of America) was \$13,717.69; main recent items included electric bill (TEP) ~\$1200, landscaping \$525, and pool chemicals ~\$400. The trash collection bill was resolved and this month the charge was \$841. Thank you again to Larry and Amy for working on that item. Attorney's fees were significant this past month and Amy and Jennifer will review.

Committee Reports:

Architectural Review Committee: The casita for 726 Ko Vaya was approved.

Area A Committee: Electrical outlets have been updated/added at various locations, painting was completed inside the clubhouse, furniture around the pool (tables and chairs) were replaced that should allow ease of access over previous picnic tables. Pool chemical checks have resumed three times a week and the bathrooms are being inspected/cleaned weekly. Will keep an eye out for any residents who are reserving the area and not cleaning up afterwards.

Water Committee: Nothing new to report. Will resume meetings when the weather cools.

Social Committee: Nothing new to report.

Old Business:

Sam did get quotes from plumbing companies for repacking/replacing/repairing two valves on Comobabi in need of repair. Cal's Plumbing quote was a broad range of \$3000-\$6000 to complete work on both valves. Eckhart's Plumbing came in with a \$4559.92 quote for both valves. Sam moved to have the work completed by Eckhart's, Scott seconded, motion passed.

Jennifer would like to get additional quotes for repainting the exterior of Area A buildings. Additional quotes will be solicited.

Jennifer reminded all Board Members that we want to further the discussion about bringing revised CC&R's to the Membership for a vote. Jennifer agreed to send the latest mark-up to all board members for review prior to the next meeting (June) so that a meaningful discussion can be had. The discussion for this evening centered on approach to the CC&R's and governance – do we want to have a short CC&R document supplemented by many policies, or try and incorporate current policies into a more comprehensive document?

New Business:

Board Members have been asked about the dead shrubbery at the east intersection of Comobabi and Samalayuca (751 W Comobabi). Jennifer indicated the owners are working with a landscape architect to redevelop/revegetate the corner.

Jennifer introduced a proposed Director Term Policy that would require Members running for a specific office (President, Vice President, Treasurer, Secretary) to commit to a minimum of two years (assuming they are re-elected) in the specific office to ensure some consistency in the role. Jennifer moved that a Policy be adopted pending final wordsmithing and dealing with issue of current Board Member/Officers and how the Policy would apply to them; and the Policy go into effect at the next election, Amy seconded, motion passed.

It was noted that the chain link fencing in the exterior openings of the pumphouse were in need of replacement/securing. Sam agreed to get quotes on rod iron or more substantial methods of securing the openings.

Call to the Membership – No members requested time to speak.

Adjournment: Sam moved and Scott seconded - Meeting adjourned at 6:13 p.m.

The next regular meeting of the Board will be on June 14, 2020, at 4:30pm. Weather allowing, we will meet in the Area A grassy area west of the clubhouse. If weather conditions are unbearable, the meeting will be moved to 876 W. Comobabi. Members may wish to bring a folding chair.