

## SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING

June 7, 2020 – Minutes

(Note: The regular meeting of the Board scheduled for June 14, 2020 was brought forward to June 7)

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

Members: Diane Boyd

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 May 17, 2020 meeting were distributed and read. Larry moved to approve the minutes and Sam seconded. Motion carried.

President's Report: Jennifer reported that 751 W Comobabi is in the quoting phase of improvements to their front and back landscaping; 1167 W Samalayuca has gone up for sale since our last meeting and is currently under contract with someone with ties to the area; pump repairs (\$1951.71 spent on check valves) were completed since our last meeting, and quotes for upgrading the chemical feed system (chlorination) have been requested; a request was received from a non-member/resident about ability to get a membership to use the pool – the request was courteously declined; and the pool will be county inspected on June 8.

Treasurer's Report: Treasurer reported that our checking balance (Bank of America) was \$11,448; main recent items included electric bill (TEP) ~\$1200, landscaping \$1125, and pool chemicals ~\$400.

### Committee Reports:

Architectural Review Committee: A porch/BBQ area for 926 W Comobabi was approved.

Area A Committee: Thank you to Larry for repairing and installing the entryway cages for the lights. The appearances at the three traditional entryways are now uniform, and less likely to be subject to vandalism.

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

Social Committee: Nothing new to report. May look at having some type of neighborhood activity (potluck or such) in August.

### Old Business:

The final draft of the Director Term Policy was distributed and accepted by the Board.

Estimates for gates for the exterior openings of the pumphouse were presented at \$1500. Sam moved and Larry seconded that the work move forward. The motion passed. Amy will do some additional investigations into materials and refining costs.

Multiple quotes were received for painting the exterior of the Area A structures (clubhouse and pump house/bathrooms). Quotes ranged from \$2800 - \$8000. Sam moved and Amy seconded that we accept the middle quote at \$4200 as the Board felt the lowest quote would have proved inadequate to complete the work needed. Motioned passed.

The Board reviewed the latest mark-up of the CC&Rs. Overall the Board feels excellent progress is being made with regard to revisions to present to the Membership for a vote. This meeting focused again on Articles 5-7, with consideration being given to replacing Article 5 with our current Architectural Committee Policy; and providing clearer definitions to other portions of these Articles.

New Business: No new business considered.

Call to the Membership – Diane Boyd spoke in favor of the progress being made on the CC&R revisions. As noted elsewhere in the minutes, the Board continues to discuss CC&R revisions so a new set of CC&Rs can be put to the membership for a vote.

Adjournment: Sam moved and Larry seconded - Meeting adjourned at 6:02 p.m.

There will be no July meeting (summer break). The next regular meeting of the Board will be on August 9, 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.