**SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING**

**June 8, 2021 – Minutes**

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

Determination of Quorum: Jennifer called the meeting to order at 6:32 p.m. and determined a quorum was present.

Approval of Minutes: Minutes for the May 11, 2021 meeting were distributed and read. Larry moved to approve the minutes and Mark seconded. Motion carried.

President’s Report: Jennifer provided a review of items that Scott provided to her in his absence. Scott had secured an email address for reaching the board samalayucaesates@gmail.com. This will help with memberships, subscriptions that the board maintains, and other board business so that each time there are changes in officers we don’t need to change the email address from one person’s personal email address to another. She also reviewed a “summer letter” that has been drafted and she had some suggested additions. Anyone who wants to make any other recommendations for changes can reach out to Scott. Scott also relayed that the new owners of 750 KoVaya had a recent change in circumstances that will cause them to leave the neighborhood as residents, but they are doing some renovations and then intend to rent the property. He referred them to Jennifer who advised that any activity needs to be carried out in compliance with relevant sections of Article 7 of the newly adopted CC&Rs.

Vice President’s Report: Sam deferred discussion of the water valve issue at 950 Comobabi to the Water System Committee report. He noted that the grass treatment was complete, and looking pretty good.

Treasurer’s Report: Amy reported that our checking balance (Bank of America) was $11,136.74. Main recent expense items included TEP $1364 (which again seemed high; discussion around the issue focused on water pumping and how competing water usage (Area A and resident’s morning activities) in the morning may result in higher pressure tank pumping, so the Area A irrigation timing may be adjusted again to even earlier in the morning to avoid competing demands), our insurance renewal (workers comp) $355, trash $900, landscaping $500, Crane $200, and pool maintenance $286.

Committee Reports:

Architectural Review Committee: Plans for a guest house at 802 KoVaya were initially not approved based on exterior treatment not being consistent with the main structure, discussions ongoing.

Area A Committee: Amy updated the board on the status of the Area A entry lights. She is having no luck in adding motion sensors for the lights in the bathrooms. More investigations to be done. Based on Larry’s recommendation for a tree service to trim the palm trees in Area A the matter will be actioned in old business below. There was a brief discussion of weeds in Area A. While it is likely they will die back during the summer, there may be some action taken to treat them.

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

Water System Committee: Larry had RG&Sons look at the valve issues at/near 950 Comobabi. They will provide a quote for valves in that area. Sam has had no luck yet on getting a similar response from Lakeside Plumbing.

Social Committee: In Leslie’s absence it was noted that the community mixer held over the weekend was a success. It was well attended and the snacks were good. Thanks to Leslie for organizing!

Old Business:

Sam moved and Chuck seconded that we accept the quote on trimming the Area A palm trees ($1040 for 13 of the Area A palms, and an additional $350 to fully trim the bearded palm at the Area A entry on Comobabi). Motion passed. Additional discussion was had on whether or not to remove the palm at the south end of the pump house. No action taken, will be reviewed further later.

New Business:

We received our 2020 Consumer Confidence Report (water quality report). All was good and it was posted in the clubhouse. Mark will send it to Bill Walther for posting on the website.

Adjournment: Larry moved and Chuck seconded - Meeting adjourned at 7:21p.m.