

## **SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING**

### **March 8, 2020 – Minutes**

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

Guests Present: Michael Shupe

Determination of Quorum: Jennifer called the meeting to order at 4:34 p.m. and determined a quorum was present.

Approval of Minutes: Minutes for the February 9, 2020 meeting were distributed and read. Sam moved to approve the minutes and Amy seconded. Motion carried.

President's Report: Collection of confirmations/permissions to provide Association notices via email continues. A form should be added to the new member kit to complete this task when a new owner joins the Association.

Treasurer's Report: Treasurer reported that our checking balance (Bank of America) was \$18,086.00; main recent items included electric bill (TEP) \$711, landscaping \$530, and pool work done on the pump \$2230. The trash collection bill was higher than expected and Amy will resolve that with the trash company as the billed amount did not seem to be consistent with our new agreement.

The signature process for the Vanguard account was also reviewed and Jennifer will be set up as a secondary signer on the account.

#### Committee Reports:

Architectural Review Committee: Nothing new to report. 726 Ko Vaya will be starting a new project shortly.

Area A Committee: Roof repairs are complete. A new light and exterior outlet were in the process of being added to the clubhouse. Additional clean up items were discussed for the next clean up event.

Water Committee: Water committee met and will be reviewing, as requested by the Board, charges for new pools or pool filling.

Social Committee: The citrus picking event was a success. Membership on the committee has been dwindling, but most calendared events have a sponsor. The upcoming Spring Clean will be moved to April 4<sup>th</sup>, however, some work (rock placement around Area outside perimeter) will go forward on March 14<sup>th</sup>.

Executive Session: The Board then entered Executive Session to receive an orientation from Michael Shupe on duties and responsibilities of board members and a review of the relevant statutes and regulations.

Upon completion of the Executive Session, regular order resumed with Old Business.

Old Business:

A repair was made to the water line at 980 Comobabi. It was discussed that there is no map of all valves in the system, only the main valves on the main line. Some of these valves have a tendency to leak when turned on/off or are not fully operational. The current main water line map was briefly reviewed. Sam will discuss with some plumbing companies estimates for repacking/replacing/repairing valves.

New Business:

Termination of previous landscape contractor – Sam moved and Leslie seconded that in consideration of some 30 years of service, upon termination, the Association would pay \$500 to the contractor in addition to any final invoice for work completed through April 13, 2020, upon return of Association keys and any other Association property. Larry will deliver the final check. Sam will get the new contractor going. Motion passed.

Jennifer asked that Board members review the last set of revisions to the CC&R's that were distributed for discussion and vote at a future meeting of the Board on bringing changes to the full Association for a vote.

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

Adjournment: Scott moved and Sam seconded - Meeting adjourned at 6:15 p.m.

Due to Easter and Mother's Day the next regular meetings of the Board will be on April 19, 2020, and May 17, 2020, respectively. Each meeting will start at 4:30pm.