

# **SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING**

## **November 8, 2020 – Minutes**

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

Determination of Quorum: Jennifer called the meeting to order at 4:31 p.m. and determined a quorum was present.

Approval of Minutes: Minutes for the October 11, 2020 meeting were distributed and read. Larry moved to approve the minutes and Sam seconded. Motion carried.

President's Report: Jennifer noted that a request had been made by a den in Scout Pack 211 to put up a bat house on the SE corner of the pump house under the eave. The item will be addressed as new business.

Treasurer's Report: Treasurer reported that our checking balance (Bank of America) was \$5097.10. Main recent items included landscaping \$950, trash \$841.50, MAP testing fee (\$250) and operator fee (\$150), and Crane Plumbing \$127, and property tax \$86.42 (6 month payment).

### Committee Reports:

Architectural Review Committee: Nothing to report. All projects appear to be underway.

Area A Committee: Nothing to report.

Water Committee: The committee distributed scenarios for dealing with new pools and creating an award for water conservation and drought preparedness. Board members to review the material distributed and prepare to move any desired items at an upcoming meeting.

There was also a lengthy discussion of water usage in general after the latest accumulation of data in the last month. The water committee will continue to monitor water usage in an effort to collect sound data for presentation to the community. It appears that water usage is up significantly, with the recent extended dry period a likely, but not single contributing factor. More people being at home due to COVID is also expected to have resulted in more water usage. More discussion on possible actions to take related to water monitoring at upcoming meetings.

Social Committee: Thank you to Leslie and all the community members who pitched in on the October 24<sup>th</sup> properly socially distanced Fall work day (half day). The event went very well. The Social Committee will continue to maintain a COVID cautious approach to upcoming events.

### Old Business:

Jennifer moved, Mark seconded that the chlorinator cabinet upgrade be approved. Motion carried. Sam and Larry will organize a reporting format for the water tech to complete at each service interval.

Chuck and Scott completed their irrigation audit and all lines appear to be operating correctly. They did not make any adjustments to times/frequency from the earlier adjustments made by Larry.

Scott and Erick debugged the electric line for the lights on KoVaya. Lights should be returned to operating within a week.

TEP should be commencing work on the upgraded electrical service within a week.

The Board continued its review of the latest mark-up of the CC&Rs. Mark provided a draft and mapping of current policies into a harmonized version of the CC&Rs. Jennifer offered a calendar to support the presentation of the CC&Rs and for holding the Annual Meeting of the Membership. Jennifer will work to have prepared for the December board meeting draft communications on the ballot, email permissions, CC&Rs, meeting notice, and last year's minutes. Jennifer will also draft up a postcard meeting notice for consideration. At the January board meeting, we will look to encourage Members to use that meeting as a Q&A session for the CC&Rs, in anticipation of seeking to have the vote on the CC&Rs closed the Annual Meeting (in person and mail in). Due to COVID, alternatives to holding the meeting in-person at the clubhouse are being explored. One of the neighborhood churches may have the space for a properly socially distanced in-person event. More info to come at the December board meeting.

New Business: In support of the Presidents' report and Pack 211's request, Sam moved, and Mark seconded permission be granted for Scout Pack 211 to place a bat house (~16"x8"x4" in size) and painted in a neutral wood color. Motion carried.

In order to facilitate additional time and have the meeting held during daylight hours, Sam moved, and Scott seconded that the January Board meeting be held starting at 3pm on January 10<sup>th</sup>. This will help make additional time for any Q&A on the CC&Rs. Motion carried.

Call to Membership: No members requested time to address the board.

Adjournment: Sam moved and Scott seconded - Meeting adjourned at 5:55 p.m.

The next regular meeting of the Board will be on December 13, 2020, at 4:30pm.