**SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING**

**April 9, 2024 – Minutes**

Board Members Present: Kevin O’Brien, Sam Esparza, Mark Koskiniemi, Larry Bourne, Leslie Michotte

Determination of Quorum: Kevin called the meeting to order at 6:31 p.m. and determined a quorum was present.

Approval of Minutes: Minutes for the March board meeting were distributed. Larry moved and Mark seconded to approve the minutes. Motion carried.

President’s Report: Kevin continues to work through all the various reports in the file as well as processing incoming mail. Kevin received a quote for updating the RDA report - $3254. With the passage of time, the firm responsible would need to reassess the Association’s inventory of assets and build updated “look ahead” tables. Discussion around seeing about getting other quotes from current financial/insurance providers, or recommendations on who to ask for such services. There wasn’t anything wrong with the quote, but it seemed prudent to check some other options.

Vice President’s Report: Will look into checking on how some other owners of courts are setting up their pickleball offerings. Kevin received word from our current court contractor that prices have gone up slightly since our prior quote was issued (from $8692 to $9152), and the schedule will move to mid/latter part of June.

Treasurer’s Report: Amy was away, no report. Current BofA balance as noted by Kevin $24,363.67. No known unusual variances from regular expenses reported to or by other board members.

Kevin will be working on a list of members in arrears. See new business for action taken to approve Kevin as a cardholder on the account.

Committee Reports:

Architectural Review Committee: Nothing new to add. Current projects under review or underway – 975 Comobabi (nothing to report); 951 Samalayuca work still awaiting landscaping work; 1149 Samalayuca, no additional progress.

Area A Committee: Discussion of the pool pump repair that was done under the concrete apron – due to the inexperience of the person initially making repairs, the job cost a bit more in time/money than anticipated.

With respect to weed control in/around Area A, would be worth getting some quotes for addressing/treatments. Only so much we can get done during a community clean up event.

Water Committee (Water Conservation and Drought Preparedness): No update to report.

Water System Committee: Will need to shut off water to homes in the Vamori area for a valve installation going to a home. Anticipated shut off April 11th 7:30am - 9:30am.

Social Committee: April clean up is April 20th 8am-noon.

Old Business: Concerning grass in Area A, no luck on borrowing a reel mower from any of the local golf courses. Will need to rent equipment from Bingham Equipment Rentals. Tractor with aerator will likely cost $600/day. Will need to build a plan to include who will be involved and also getting seed and fertilizer and any other needed equipment.

With respect to the work on the pressure tank bottom valve, still pending equipment and parts, will pick dates and times once we know the equipment and parts are available.

Kevin and Larry did work on reviewing/scanning files to build an inventory to allow for addressing the EPA water line inventory due in October.

More discussion on security cameras in Area A to try to discourage those who may be causing vandalism in the area. Will continue to discuss as we would like to get some more input from Amy on the matter.

Kevin also updated the pool plastering quote and received a second opinion that our plaster was still in good shape for the time being. Quote came in around $20,000. That gives us some time to consider scheduling and funding over the next few years.

New Business:

With respect to the Water System Emergency Operations Plan, Kevin received an offer to convert the plan to an electronic document. Larry moved, and Sam seconded that we allot $100 for the creation of the electronic file for this important document to allow for quicker ability to update. Motion passed.

With respect to issuing an additional debit card on our BofA account to the President, Leslie moved, Sam seconded that Kevin (President) be approved for a debit card on the account. Motion passed.

The board tentatively agreed to take July as our summer break, so no meeting planned for July.

Adjournment: Larry moved and Sam seconded - Meeting adjourned at 7:35 p.m.

Next meeting: The next regular board meeting will be May 14th.