**SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING**

**May 9, 2023 – Minutes**

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

Guest: Michael Shupe of Goldschmidt/Shupe

Determination of Quorum: As Scott and Sam were delayed, Mark called the meeting to order at 6:32 p.m. and determined a quorum was present.

Approval of Minutes: Minutes for the April 11, 2023 meeting were distributed and read. Amy moved to approve the minutes, Kevin seconded. Motion carried.

New Board Member Orientation and Annual Legal Update: Michael Shupe provided the annual new board member orientation and annual legal update to the board. Michael reviewed draft documents related to the upcoming dues increase ballot. His suggestions will be used to update the documents before distribution to the Members.

President’s Report: Nothing new to report.

Vice President’s Report: No updates to report.

Treasurer’s Report: Bank of America balance is $64,382.24. Top expense items for the month were TEP ($831.42), pool services ($445), the roll-off for the clean up day ($458.35), landscaping ($690), insurance ($1177) and trash ($997.71).

Due to issues with the Quickbooks software, Amy had to rebuild the last couple of months of activity, and as such, dues payments received were not reflected in the total above, but will be credited in the coming days.

Committee Reports:

Architectural Review Committee: Current projects under review or underway – 802 Ko Vaya (further work will be done on getting an amendment submitted, Sam offered to assist); 750 Comobabi; 975 Comobabi. It is probably time to revisit where 1149 Samalayuca is relative to completion/compliance, and it was reported that 951 Samalayuca may be looking at doing some renovations.

Area A Committee: It may be renewal time for our pool operating license (Pima County Health Department). Scott will work with Amy to determine next steps. It was noted that a hose was left on that caused the pool to overflow. The hose has been removed.

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

Water System Committee: Some Area A sprinkler repairs were completed, and a draft community water service diagram was created by members of the committee and will be reviewed by the board for accuracy/clarifications/modifications. Due to concerns with the seals on the pumps over the reservoir, it may be time for Catalina Well to make a service visit.

Social Committee: Upcoming events are likely to include a swim/happy hour at some point in the summer, stay tuned for more details.

Old Business: Mark will update the proposed dues ballot for 2023 to include the recommendations made by Michael Shupe, forward the package to Scott, and we will continue with the process. It was agreed to include in the mailing the offer to take any questions related to the dues increase at the next regular Board meeting.

Concerning trash/recycling service (Republic) and the upcoming renewal of our contract, Amy is still awaiting final submittals from interested trash/recycling services. We are hopeful a final decision can be made at the June meeting.

Sports court configuration/repainting still in discussion with updated quotes, and as expected, costs have risen. Scott will contact the interested members for additional quotes.

Larry and Kevin provided a draft planned capital expenses document with foreseeable items for the next 10 years. The formatting made for an easy to read document and will be used for further discussion.

Amy and Mark presented a summary of available rates at various financial institutions (local banks, credit unions, and online financial institutions) in an effort to secure a better interest rate on the bulk of our funds. After review, Scott moved that we authorize Amy to explore options with PNC Bank and CiT Bank (a division of First Citizens Bank) and move up to $55,000 from Bank of America into a new account. Both banks have offices on Oracle Road.

There will also be a review of available options for treating the grass in the common areas at the next meeting so as to not miss an opportunity to keep the areas in good condition.

New Business: No new business.

Adjournment: Amy moved and Scott seconded - Meeting adjourned at 9:03 p.m.

Next meeting: The next regular board meeting will be June 13th.