**SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING**

**November 9, 2021 – Minutes**

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

Determination of Quorum: Scott called the meeting to order at 6:30 p.m. and determined a quorum was present.

Approval of Minutes: Minutes for the October 12, 2021 meeting were distributed and read. Scott moved to approve the minutes and Leslie seconded. Motion carried.

President’s Report: The board email address samalayucaesates@gmail.com is active. Scott set up additional access for Jennifer, Amy, and Mark. They email address will be used for business communication and any incoming email will be distributed to the appropriate contact as it comes in.

The landscaper completed another round of overseeding of the small grass area.

Scott has only received one quote so far for pool service of the three requested.

Vice President’s Report: Jennifer reported on new neighbors at 980 W. Comobabi.

Treasurer’s Report: Billing issues with Crane have been resolved. Bank of America balance is 11,049. Main recent expense items included TEP $1,210, trash $900, landscaping $1125, AZ DEQ $250, Bolton $641 and $344, Crane $569.

Committee Reports:

Architectural Review Committee: Plans for a guest house at 802 KoVaya were submitted to the County, still awaiting a revised plan for committee review. 881 Comobabi is working on solar installation. The Committee will bring a variance request to the board for approval. The committee recommends approval. 750 Comobabi is converting their carport to a garage, discussions on exterior treatment (brick) continue.

Area A Committee: The work day was a success, and the subsequent brush pile will be dealt with shortly. As noted above, overseeding was completed. Scott will acquire some window panes to replace some broken panes oon the pump house building.

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

Water System Committee: Crane reports that the system is in good shape. They added a sample valve. The chlorine system adjustments Larry made appear to be working very well. Scott is reviewing what preventative maintenance we might want to start scheduling over the next couple of years for planning purposes.

Social Committee: The work day was a success! Next event will be the Turkey Trot. The annual cookie exchange will likely be coming up as well. Planning for any possible Christmas event was also discussed.

Old Business: Covered in above reports.

New Business: In support of the Turkey Trot, Amy moved and Sam seconded a maximum $100 reimbursement for breakfast items for the event. Motion passed.

With respect to the Architectural Review Committee’s recommendation to approve a variance at 881 Comobabi, Jennifer moved and Scott seconded a variance in the height limitation to 14’ for the solar installation project at 881 Comobabi. Motion passed.

Adjournment: Scott moved and Larry seconded - Meeting adjourned at 7:42p.m.