**SAMALAYUCA IMPROVEMENT ASSOCIATION BOARD MEETING**

**May 13, 2025 – Minutes**

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

Residents Present: Lana O’Brien, Janine Finney, Foster Knutson

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

Approval of Minutes: Minutes for the April 8th board meeting were distributed. Leslie moved and Amy seconded to approve the minutes. Motion carried.

President’s Report: Kevin reviewed highlights of many items that will be covered in committee and old/new business below.

The board has also recognized and expresses its condolences for several residents and former residents who have recently passed away.

Vice President’s Report: See Old Business for update on grass treatment.

Treasurer’s Report: Bank of America balance is $20,890.13. Main expenses for the past month were TEP ($1,187.32), water system flowmeter, labels, and chemicals ($1980.60), insurance ($1,737), and trash ($891.67).

Committee Reports:

Architectural Review Committee: Projects – 750 Comobabi; 975 Comobabi; 1149 Samalayuca; 876 Samalayuca; 802 Comobabi. All statuses remain the same.

Area A Committee: County pool inspection was completed, passed successfully, and additional recommendations were made by the inspector. New certificate is posted on the Area A bulletin board near the pool.

Water Committee (Water Conservation and Drought Preparedness): No report. An updated The Samalayuca Drip was sent to Kevin for a community-wide email on conserving water in response to some recent excessive water use.

Water System Committee: Larry is trying out Western Wells for a service arrangement on our water system. Currently charging $150/month for service. The Association is still buying the chemicals separately, but it may be worth seeing if Western Wells will add chlorine, lubing pumps, recording the totalizer, and doing amp draws as well.

Social Committee: April community breakfast was a success, lots of fun and well attended. Next event is Movie night (6/20) – will need to locate the screen and projector which should be in the locked storage. Watch your email for updates on Movie night. And tai-chi lessons continue on Saturday mornings at Area A.

Old Business:

Dues payment update – still have one owner sending payments to the mailbox. About a half dozen owners in arrears or with odd balances due to incorrect payments.

A CD was purchased at Bank of America to give us the necessary combined balances for free checking. The CD is $10,000 at an interest rate of 3.25%.

Contact information for PNC Bank will be updated to add Kevin.

The grass project came in just over the approved budget as a result of fertilizer arriving late, so additional fertilizer was used. New total was $1200.00.

The new flowmeter for the south well was purchased, however, there will need to be an adjustment to the tube in order to accommodate the flowmeter probe.

New Business:

Kevin moved to increase the transfer fee on home sales from $150.00 to $250.00. Leslie seconded. Motion carried. The Seller’s Information Sheet on the website should be updated accordingly.

A sprinkler head was damaged in the main grass area of Area A. Larry fixed it and purchased back up sprinkler heads in the event of additional need.

Call to the Membership:

Lana and Janine requested consideration of changing the date, time, and location of the Annual Meeting of the Membership to allow for a more social event during a more weather-friendly month. No action taken. Will be discussed at a future meeting.

Adjournment: Kevin moved and Larry seconded - Meeting adjourned at 7:22 p.m.

Next meeting: The next regular board meeting will be June 10th. There will be no July meeting.