**Las Brisas Homeowners Association Board of Directors Meeting Minutes**

Thursday May 20th, 2021 - 7:00 p.m.

Join Zoom Meeting https://us02web.zoom.us/j/89321921789?pwd=SEtNQ25KTkM5NTF1TnRzOTVhMk4xZz09 Meeting ID: 893 2192 1789 Passcode: 966932

Members Present: Mary Valikai, Johnny Cesaretti, Rhonda Oliver, Matt Trink

Members Absent:, Tom Tait, Marco Regalado, Becky Diebel

Others Present: Dick Schinke

This meeting was held via teleconference due to COVID-19 and the statewide recommendations to maintain physical distancing when possible.

**Board of Directors Meeting –**

1. **Call to Order**

Motion from Matt Trink: To move the meeting into regular session at 7:00. Seconded by Rhonda Oliver.

Vote: Unanimous

Resolved: Motion carried

1. **April 15th, 2021 meeting minutes were approved on 04/19/2021 via email**
2. **Homeowners’ Forum –**
3. **Maintenance Update -**

Dick has contacted a handyman provider, Frank Warmeka of A Very Handy Man to Know, to solicit bids for repairs at the Clubhouse Pump Room, the wall at 1805 S Torre Molinos and stucco repair for the walls facing Broadway.

Signs for the Sanos pool and worn signs identified by a homeowner at the entrances of Las Brisas will be replaced.

The anti-siphon valve near the RV lot needs to be repaired. Turf and Trees quoted a verbal bid of $250-$350. No written bid has been received.

1. **Current Business –** 
   1. A bid from Ruben's Painting of $500 to paint 4 carports, 3 on Margarita and one on Sanos.

Discussion: The quote is $500 for each carport. Instead of painting the carports, it would be a cost savings to continue painting 10 homes connected to each other on Margarita with backyards and front yards facing Shannon and River starting at Shannon and Torre Molinos. A motion will be required when a formal bid is received.

* 1. Tempe City Grant Update – $2,877.65 remains in our grant allocation with $2,158 from the city and $719 from Las Brisas.

Discussion: Matt has met with Turf and Trees to get a bid for xeriscaping the walls in the Shannon pool area and further along Torre Molinos to Rosarita. The first verbal estimate is about $7,700. The board would like to spend only $5,000 which might be the amount needed for just the Shannon pool area. Unfortunately, Turf and Trees is scheduling past the June 30th, 2021 grant deadline. Rhonda will contact the City of Tempe to see if Las Brisas can get a date extension.

* 1. Annual palm tree trim

Discussion: Palm trees in the common areas will be trimmed sometime between May 15th and June 30th. Owners with palm trees in their yards have been notified of the option to pay Turf and Trees $75 each to get palm trees trimmed within their walls.

* 1. Two homeowners expressed concern about the condition of the walking paths and would like improvements made to remove trip hazards.

Discussion: Tree roots have raised the asphalt in one section of the path. Fixing the path requires removal of the tree root followed with asphalt repair. Rhonda suggested Turf and Trees be consulted to remove the tree root.

* 1. Homeowner suggested all the bulbs on the walking paths be replaced with LED lights saving energy and cost over time.

Discussion: Dick said we’ve used almost all of the CFL bulbs. Any new bulbs will be LED lights.

* 1. Recurrent issue with homeowners leaving trash cans visible in carports, on the sides of houses, reported by multiple homeowners

Discussion: Dylan can put notices on trash cans. The maintenance committee will soon meet and trash cans will be discussed.

* 1. Removal of dead and dying trees before the monsoon

Discussion: A bid of $3,050 from Turf and Trees will remove the dying eucalyptus north of the clubhouse, grind the stump and trim dead branches on the eucalyptus tree at the River entrance. Rhonda suggested the dead tree at 1604 River be included in the bid.

**COMMITTEE REPORTS**

* 1. Finance
  2. Landscaping – Turf and Trees is using a 3 instead of the previous 4 person crew. Matt will talk to them about noticed changes to the landscape.
  3. Maintenance

Motions passed via email:

| Bid of $8,250 from Organic Construction - carports at 1609 River, 1625 River and 2127 Margarita |
| --- |
| Bid of $5,700 from Turf and Trees for Palm Tree Trim |
| Bid of $11,880 from Ruben's Painting to paint 1710 1712 1714 1718 1720 and 1724 River |

* 1. Roof Maintenance-
* All roof maintenance requests have been addressed. None are outstanding.
  1. Architecture
* None
  1. Rules and Violations –
* Notices to have been sent to 3 homeowners with dead trees behind their walls. Two homeowners have removed the dead trees. Another notice will be given to the remaining homeowner.
* Notices of weeds in private yards in view of the easement and common areas have been sent to 4 homeowners. Three homeowners have removed the weeds in their yards. Another notice will be given to the remaining homeowner.

* 1. Newsletter-
* A copy of the spring newsletter was placed on all homes and mailed to homeowners living outside Las Brisas.
* **Adjournment**

Motion from Matt Trink: Adjourn meeting at 7:58. Seconded by Rhonda Oliver.

Vote: Unanimous

Resolved: Motion carried

Next Meeting: June 17th, 2021 at 7pm. This meeting will be held via Zoom.

Minutes Prepared by: Mary Valikai