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

**Minutes**

Thursday February 17th, 2021 - 7:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/87311812604?pwd=Tm9lcWl3OHNMaVVnYjJhbGJvY2JIdz09>

Meeting ID: 873 1181 2604

Passcode: 575577

Members Present: Mary Valikai, Becky Diebel, Rhonda Oliver, Johnny Cesaretti, Jack Confer

Members Absent: Jonathan Watkins, Matt Trink

Others Present: Dick

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

Motion from Becky Diebel. To move the meeting into regular session at 6:59. Seconded by Mary Valikai.

Vote: Unanimous

Resolved: Motion carried

**Board of Directors Meeting –**

* **Call to Order**
* **January 20th, 2022 meeting minutes were approved on 01/24/2022 via email**
* **Homeowners’ Forum –**
* **Maintenance Update -**

Mark and Dick met today. They feel that someone needs to be out on Mondays and Friday as well as one person to make sure that garbage pick up can happen. Dick would like to know if he can be on site in place of Mark on days when Mark can’t make it. Dick is able to fix stucco if that is needed. Dick has also offered to send out violation notices for the board if needed. Mark is updating Google Sheets, Dick would like to send out a report every Friday about what has been done throughout the week.

* **Current Business**
  1. The American Family Insurance policy for all the units went up 17% from last year for a total of $40,791, a $6,757 increase. The American Family Commercial Liability Umbrella policy went up 13% from last year for a total of $1,521, a $172 increase. The D&O (Directors &Officers/Crime Fidelity Policies) went up 1% from last year to $1,953, a $19 increase. Still waiting on the Business Key Policy details.

Motion by Mary Valikai: Continue the insurance policies carried by American Family Insurance for $40,791, $1,521 and $1,953. Seconded by: Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

* 1. Water usage –
     + 1. Shutting off the water in December prior to the big rain storm probably saved between $500-700.
       2. Continuous leaks at 4 meters

Discussion: Mark noted that all pools lost water over the weekend when the auto fill was turned off. Dick contacted a company to look at the leaks in the pool. They are coming out tomorrow.

* 1. Stolen pool furniture – what should be done with the remaining lounge chair from the Clubhouse pool? Is the proximity to Broadway a factor in the theft?

Discussion: One lounge chair at the clubhouse pool got stolen. The chair stolen was not secured like the ones at Sanos because there is not a gravel area to secure the chairs the way they were done at Sanos. We will bolt down the remaining chairs to prevent theft.

* 1. Bulk Trash Issues-continuous issues with bulk trash out at the wrong times, how should we handle?

Discussion: Dick will start with tagging any trash that he sees left out.

* 1. Upcoming sale for 1836 S River – Water leak under unauthorized cement slab and flimsy fence

Discussion: Mark has found a leak under an area where slab was poured on HOA property without permission and also put up a fence that is not allowed. The fence was meant to be temporary and the slab was poured over the slab. We can send a violation to the owner and also note the CC&Rs violation on the inspection and note that it will need to be removed. Mary can write the violation letter and send it both email and certified mail.

* 1. Update on landscaping service meeting from T&T

Discussion: Meeting was productive. Humberto is the onsite contact and Melinda is the office contact. Melinda has been very responsive and communicative. They have updated their quadrants. Weekly service includes mowing and edging. Blowing is not included weekly. One quadrant will be done per week on a rotating basis. Talked about less pruning and leaving plants more natural, with the exception of plants between driveways which will be trimmed back as needed to keep them out of the way. They recognize that weeds are an issue. Weeds are no longer included as part of their standard service. T&T recommends pre-emergent weed spraying 2x per year at an additional cost. Time frame would be now and then again post monsoon in fall. They will do all post emergent weed control throughout the year if we pay for pre-emergent. Board would like a few more details about the scope of pre-emergent spraying. Overall the meeting went well and T&T seems to be moving in a very positive direction.

* 1. Addition of plants along Broadway frontage and in some of the new rock areas

Discussion: Rock zones are barren. Rhonda would like to motion to purchase some low growing desert plants to be planted along Broadway and in the larger rock areas. We will talk to Mark about the current irrigation before planting anything. We can stick to $300 or less of plants at a time so no motion is needed.

* 1. New sign timeline

Discussion: Both vendors have received payment and permits are in process. Hopefully everything will be wrapped by April.

* 1. Paint Project – Painting bid approved for 1501, 1505, 1511, 1515, 1517,1521, 1525, 1527, 1529 and 1533 S River.
* **Previous Business –** 
  1. Website conversion to Wix - new website is nearly complete
* **Committee Reports** 
  1. Finance –
* The HOA CD at CIT Bank has been updated with Jack Confer and Mary Valikai as authorized signatories. The CD was opened at Mutual of Omaha Bank on June 26th, 2008 with $70,000. In the intervening years, we’ve earned $9,431.30 interest. CIT Bank acquired Mutual of Omaha Bank on January 1st, 2020. First Citizens Bank merged with CIT bank on January 4th, 2022. CIT Bank is now a division of First Citizens Bank.
* A claim has been sent on behalf of the HOA regarding a class action lawsuit against Farmers Insurance and their umbrella companies for errors in insurance claims processing. The HOA had a claim in 2018 under Mid-Century Insurance, a Farmers umbrella company.
  1. Landscaping –

Motion by Mary Valikai: Accept Tree Doctors Invoice of $2,400 to spray olive trees. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

* 1. Maintenance –
* Motions passed via email:

| Architectural approval 1515 S River |
| --- |
| Bid from Ultra Improvements $1,000 - 2145 E Sanos Roof |
| Rescind Bid $1,000 - 2145 E Sanos |
| Sign Bids of $3,764.81 - Design Farm Studio & $4,594.25 - AirPark Signs and Graphics |
| Ultra Bid $6,800 for 1710 S River |
| Ultra Bid $2,100 for 2145 E Rosarita |
| Ultra Bid $2,800 for 1914 S Shannon |
| Ultra Bid $1,000 for 2155 E Sanos |
| Ultra Bid of $8,500 for 1706 S River |
| Ruben's Painting bid of $20,000 for 1501, 1505, 1511, 1515, 1517,1521, 1525, 1527, 1529 and 1533 S River |

* 1. Roof Maintenance-
* Plans for roof clean off

Discussion: Dick got a quote of $1200 to clean off all roofs and cost would be credited to us for a future roof repair. Would also allow roofing company to note needed maintenance so we can get on top of preventative repairs. Ideally we will get the roofs cleaned off in the next month or two.

* 1. Architecture
  2. Rules and Violations –
* 1. Newsletter-

Motion by Rhonda Oliver to adjourn the regular session at 8:08pm. Seconded by Johnny Cesaretti

Vote: Unanimous

Resolved: Motion carried

Minutes Prepared by: Becky Diebel

Next Meeting: March 17th at 7pm