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

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

Join Zoom Meeting

<https://us02web.zoom.us/j/89873571500>

Meeting ID: 898 7357 1500

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

Members Absent:, Tom Tait, Marco Regalado, 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.

**Board of Directors Meeting –**

1. **Call to Order**

Motion from Mary Valikai: To move the meeting into regular session at 7:05. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

1. **May 20th, 2021 meeting minutes were approved on 05/21/2021 via email**
2. **Homeowners’ Forum –**

Homeowner report via phone call that painting was not completed and another homeowner reports that his house is missing a house number. Dick will followup.

Dick will begin following up directly with homeowners on all requests, even if it is ultimately determined that no action is needed on the request.

1. **Maintenance Update -**

Received a bid for about $1095 from A Very Handy Man for pool pump room repair. The pool room is currently full of trash and will need to be cleaned out first. We will get another bid for the project to compare.

Dick and Dylan worked on some emergency sprinkler issues

Dick and Dylan also worked on rejuvenating some grassy areas.

Removal of Eucalyptus trees has been approved but has not been performed yet. There are also two palm trees that need to be taken down. This should be done as soon as possible, before monsoon season.

Anti-syphon valve is leaking and needs to be replaced or rebuilt.

Johnny got a bid for stucco repairs that was around $5000. He will need access to water so we need to find a way to make that happen.

1. **Current Business –** 
   1. Tempe City Grant – last area to be xeriscaped for $7,700 - update

Discussion: We are not able to get an extension on the grant funds so at this point we can only be reimbursed for work done through 06/30/21.

* 1. Annual palm tree trim – update – missed trees
     + 1. Invoice was for 75 trees, 2 were not trimmed due to report that they are diseased and need to be removed. A total of 72 trees were trimmed. Bill was adjusted.

Motion by Mary Valikai: Approve bid from Turf and Trees for $3000 to remove two palm trees and grind the stumps.

Discussion: We will talk further with Turf and Trees about the price and possible discount for bundling with other tree removal.

Motion is tabled.

* 1. Water shortage at Lake Mead may force conservation measures by January 2022. Should those areas with poor grass response be converted to xeriscape?

Discussion: Federal government may place conservation measures. Board generally feels that xeriscaping areas where grass does not thrive would be a good idea in order to conserve water.

* 1. City of Tempe Code Compliance violation with a response date of 6/28/2021.

Discussion: Rhonda will speak to the city representative and let him know that we are aiming to have the work done by the end of July.

* 1. City of Tempe grant update for 20/21 & 21/22

Discussion: We were approved by the committee but we are just waiting for City Council approval for the new sign.

* 1. 2 bids from Ruben's Painting $9,900 each for a total of $19,800 to paint the next 10 homes on Shannon and Margarita.

Motion by Mary Valikai: Accept bid from Ruben’s Painting for two bids of $9,900 for 19,800 total to paint 10 homes on Shannon and Margarita. Second: Becky Diebel

Vote: Unanimous

Resolved: Motion Carried

* 1. Report from homeowner at 1718 River that painting was not finished and clean up was not done.
  2. Feedback on a Recurring Maintenance List (daily, weekly, monthly, etc.)

Discussion: Board members can email Rhonda regular maintenance tasks that need to be added to the list.

* 1. Bid from Ultra Improvements to repair the roof at 2022 E Solana. The amount is $4,700.

Motion by Mary: Bid from Ultra Improvements to repair the roof at 2022 E Solana. The amount is $4,700. Seconded by Becky Diebel

* + - 1. Complete repair of parapet wall that is in poor condition with many cracks and stucco missing. Clean and prep the roof and repair the many large bubbles that are on the flat roof and are cracked causing leaks. Mend and seal all flashing and roof vents. Completely reseal coat all flat roof area with premium Elastomeric coating.
  1. Oleander Maintenance Proposal by Ellon:
     + 1. Ellon would like the board’s permission to continue minimal trimming of the Oleander’s in the neighborhood. She has requested to be able to remove branches and place them in a pile that can then be moved to the dumpster by the maintenance team.

Discussion: Oleander’s need to be trimmed but there is concern about them being over trimmed. The current work that has been done has been very helpful but the board will use our current landscape team to finish this work.

**COMMITTEE REPORTS**

* 1. Finance

-Roof Maintenance - under budget Jan - May YTD by $11,000

-Outside Services - over budget - within $3,000 of annual budget - the category used for carports

-Extra Landscape Maintenance over budget YTD by $1,000 and with $13,000 in outstanding approved bids, we are within $3,000 of the annual budget

-Stucco and Paint Project - with the approval of $19.800 for 10 homes on Margarita and Shannon, we'll be over the annual budget by $10,000.

* 1. Landscaping –
  2. Maintenance –
* Motions passed via email:

| Bid $3,050 Turf and Trees Eucs |
| --- |
| Bid $7,700 Turf and Trees Xeriscaping |

* 1. Roof Maintenance-
  2. Architecture
* None
  1. Rules and Violations –
* Letter sent to 1625 River with weeds and unkempt yard. Letter was sent to owner asking them to bring the yard into compliance. That home cannot be painted if the yard is not cleaned up.
* Letter sent to another homeowner on River regarding weeds.
  1. Newsletter-
* **Adjournment**

Motion from Mary Valikai: Adjourn meeting at 8:02. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

Next Meeting: July 15th at 7pm.

Minutes Prepared by: Becky Diebel