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

Thursday October 21st, 2021 - 7:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/89522973410?pwd=b3hJZDJPSWpCSjFTUjlOUW1Ud0Rydz09>

Meeting ID: 895 2297 3410

Passcode: 972664

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

Members Absent: Matt Trink

Others Present: Mark, 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 –**

* **Call to Order**

Motion from Becky Diebel. To move the meeting into executive session at 7:03. Seconded by Rhonda Oliver. Vote: Unanimous

Resolved: Motion carried

* **September 16th, 2021 meeting minutes were approved on 09/20/2021 via email**
* **Homeowners’ Forum –**
* **Maintenance Update -**
* **Financial**
  1. Budget for 2022-determination of budget for capital projects and other items

Discussion: We are currently $53,000 over budget. The past two years we have been under budget and only painted a small number of houses in previous years. Increased painting, tree removals, City code violations, roof repairs. We should be able to close the gap on the overage somewhat through the dry winter months. Dues increase should help to offset increased costs. Upcoming expected costs include resealing roads, replacing roofs, ongoing paint project. We would also like to take out Eucalyptus trees over the upcoming years.

* **Current Business –** 
  1. A police report was created and accepted detailing the burglary of the RV Lot maintenance yard. Replacement costs for stolen items totals $871. Should we get a solar powered security camera and/or motion detector floodlights?

Discussion: There are motion detector flood lights in the RV lot currently. Mark states that they are currently working. A security camera would cost a few hundred dollars. Cameras at River and Shannon might also be a good idea but would need to be connected to wifi to allow cloud storage. The board is in favor of buying a camera for the RV lot. Mark will research cameras.

* 1. Update on curbing

Discussion: Everything off Rosarita has had sprinklers removed. Right now there are 2 sprinkler heads that spray the entire grass area. In order to protect stucco and change the direction where the sprinklers spray, several more small sprinkler heads would be needed. It may be better to rock that area since it is not very usable and it would make more sense than moving sprinklers. Board is in favor of rocking that area and will stop watering that area for now. Curbing will be installed in January and a new motion will be needed.

* 1. Turf and Trees-clarification on zones and weekly service

Discussion: Mary got a response from Turf and Trees stating that he will talk to the crew to learn what the quadrant schedule is. He stated that all plants are trimmed in each quadrant each visit. Mark reports that Freddy always calls Mark to ask about priorities when they arrive and there does not seem to be a clear understanding of who the supervisor of the work is to guide what needs to be done. Board does not feel that the quadrants are actually being addressed as stated. There seem to be fewer works and less time spent now than there were when landscaping was done by DLP. They are supposed to be mowing, blowing, and edging every week. Weeds are not being addressed. A meeting will be set up with Freddy to make more clear parameters of what they will do and what we need to supplement.

* 1. Bid was received for a wall repairs at 2146 and 1711, will vote via over email
* **Previous Business –** 
  1. City of Tempe Code Compliance violation-complete!
  2. Euc removal at 1717 and 1725 Torre Molinos

Discussion: Trees have been removed and stumps will be ground tomorrow.

* 1. Make a decision on how to resolve water pressure issues back by RV gate

Discussion: Deferred to 2022.

* 1. Mark is proposing converting islands to rock instead of turf to eliminate some of the 42 sprinkler heads on that valve.
* **Committee Reports** 
  1. Finance –
  2. Landscaping –
  3. Maintenance –
* Motions passed via email:

| Ultra Bids for roof repairs at 2145 E Sanos ($4,800) and 1525 S River ($4,200) |
| --- |
| Ultra bid of $2,500 for roof replacement of the back part of the roof at 1725 S Torre Molinos |
| Bid from Bolanos Pools for $1,020 to replace the spa motor |
| Radley's bid of $1,710 for pine tree removal |
| QuickBooks $399 |
| Rescind QuickBooks $399 motion and approve QuickBooks for $426.98 |
| Arch Req 1525 S River - Atrium Bath Window Remodel |
| Ultra bid of $4,200 for roof repair & replacement of the porch tile roof at 1711 S Torre Molinos |

* 1. Roof Maintenance-
  2. Architecture
  3. Rules and Violations –
* Notice sent regarding motorcycle noise from
* Proposed fine schedule, to be voted on via email:

**For ongoing issues like palms, weeds, etc.**

Step 1) courtesy notice with a compliance date, if not resolved

Step 2) warning notice with compliance date, if not resolved

Step 3) monthly $50 fine until compliance

**For single occurrence issues like trash containers or parking**

Step 1) First occurrence is a courtesy notice

Step 2) Second occurrence is a warning notice

Step 3) Every occurrence thereafter is a $50 fine within the calendar year. They get a clean slate in January

* 1. Newsletter-
* Newsletter posted on home and sent out to homeowners this month
* **Adjournment**

Motion from Becky Diebel: Adjourn meeting at 8:02. Seconded by Johnny Cesaretti.

Vote: Unanimous

Resolved: Motion carried

Next Meeting: November 18th at 6:45pm.

Minutes Prepared by: Becky Diebel