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

**Minutes**

Thursday November 18th, 2021 - 7:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/88243861219?pwd=cTRDYzFyandnSzJCQTRzYkJQRG5GQT09>

Meeting ID: 882 4386 1219

Passcode: 880983

Members Present: Mary Valikai, Becky Diebel, Rhonda Oliver, Matt Trink

Members Absent: Johnny Cesaretti

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 regular session at 7:03. Seconded by Rhonda Oliver. Vote: Unanimous

Resolved: Motion carried

* **October 21st, 2021 meeting minutes were approved on 10/25/2021 via email**
* **Homeowners’ Forum –**
* **Maintenance Update -**
* **Current Business –**
	1. Canvas neighbors to send in their ballots

Discussion: Next board meeting is December 9th, one week earlier than usual. Ballots are due by that time and we need to collect more ballots.

* 1. The gas meter reading on November 5th seems unusually high. Is the spa heater working correctly?

Discussion: $176 dollars for November reading and $80ish dollars for October without an obvious reason for the increased cost of the heating. Matt will ask Hector and we will see what it looks like next month.

* 1. Plans for website going into 2022-keep current website or switch over to different site. Becky is not able to make major changes to the current website, such as adding a section for the new fine policy.

Discussion: We will switch over to a website that is made and owned by the HOA now that the homeowner who ran the previous website has left the community.

* 1. Weeds and grass in xeriscaped areas as well as overall appearance of grass have been reported by multiple homeowners-do we have a plan?

Discussion: The grass and weeds have been sprayed a few times over the next few weeks to address the weeds. We can look into more xeriscaping on Margarita in areas where grass does not grow well. T&T will focus extra time that will not be used to mow this winter to detail landscaping, trim trees and bushes, and get things looking better.

* **Previous Business –**
	1. Update on curbing-pushed to 2022
* **Committee Reports**
	1. Finance – We received a notice to disconnect from SW Gas because a check was either delayed by the Post Office or the SW Gas processing site in Oakland CA. Dina and I are looking into options to improve our oversight. I have created an HOA online account for the HOA.
	2. Landscaping –
	3. Maintenance –
* Motions passed via email:

| Osmaras Landscapes bid of $3,565 to repair the walls at 2146 E Rosarita and 1805 S Torre Molinos |
| --- |
| Approve Violation Fine Policy |
| Bolanos Pools Bid of $1,170 to repair pool pump at one of the pools |
| Ultra Improvements bid of $3,400 to repair flat roof at 1836 S River Road |
| Ultra Improvements Bid of $8,100 for option #2 on the roof repair at 1544 S River |
| Ryobi leaf blower package for $329 |

* 1. Roof Maintenance-
* Several more roof repairs have been approved this month
	1. Architecture
	2. Rules and Violations –
* 1. Newsletter-
* **Adjournment**

Motion from Becky Diebel: Adjourn meeting at 7:25. Seconded by Mary Valikai

Vote: Unanimous

Resolved: Motion carried

Next Meeting: December 9th at 6:45pm.

Minutes Prepared by: Becky Diebel