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

**Minutes**

Thursday December 9th, 2021 - 7:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/81910251296?pwd=V1g0Q0Y2dXJReUs5SWN4RmFrWmoxZz09>

Meeting ID: 819 1025 1296

Passcode: 739198

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

Others Present: Dick, Jack

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

Motion from Matt Trink. To move the meeting into executive session at 6:47. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

**Board of Directors Meeting –**

* **Call to Order**
* **November 18th, 2021 meeting minutes were approved on 11/19/2021 via email**
* **Homeowners’ Forum –**
* **Maintenance Update -**

Dick has taken a look at some of the roof leaks. The roofer did not show up today for the scheduled meeting but Dick called the homeowners. The red quadrant was not fully completed today as planned, Tom said they will finish the job next Wednesday.

* **Current Business**
	1. The Las Brisas 2022 Election

Discussion: Becky Diebel, Mary Valikai, Matt Trink, Johnny Cesaretti, Jon Watkins, Jack Confer were elected. Executive Planning meeting will be held on January 13th at 7pm.

* 1. Turf and Trees Price increase to $3,350 starting January 2022 and new contract discussion. Requires a motion

Discussion: Price is increasing next year regardless of what we decide about their contract. The main concern is that the work that is supposed to be completed is generally not being completed on time and we would like to set up a meeting with T&T. There is also a question about if the price will change if we don’t put in winter grass.

Motion by Mary Valikai: Accept price increase from Turf and Trees to $3,350 per month and sign new contract. Seconded by Becky Diebel

Vote: Unanimous

Resolved: Motion Carried

* 1. Plans for updating/switching over website-update

Discussion: Matt will send the info over to Becky to start updating the new website.

* 1. Weeds and grass in xeriscaped areas are still present and have been reported again by homeowners

Discussion: This has been taken care of as of yesterday.

* 1. Neighboring apartment complex reported that homeowners’ backyard trees are overgrown and growing into the carports. Manager of neighboring apartments was informed that we can help with distributing notices to homeowners regarding this issue.

Discussion: Manager of apartments will generate a notice.

* **Previous Business –**
	1. The gas meter reading on November 5th was unusually high-any update on December reading?

Discussion: December reading was not out of the ordinary. October was less than usual and postal delay might have been a factor. There does not seem to be an ongoing issue with the gas.

* **Committee Reports**
	1. Finance – Another call to Southwest Gas identified the Post Office as the main culprit for the delayed payment. The November bill did not post to our account until 12/2/2021. Going forward, online payments from our checking account will be made to circumvent the postal delay.
	2. Landscaping –
* Dick is willing to get bids from other landscaping companies for price comparison.
	1. Maintenance –
* Motions passed via email:

| Ultra bid of $4,200 for the roof repair at 2167 E Sanos |
| --- |
| Tree Doctor's bid of $2,400 to spray the olive trees |

* 1. Roof Maintenance-
	2. Architecture
	3. Rules and Violations –
* 1. Newsletter-
* **Adjournment**

Motion from Becky Diebel to adjourn regular session at 7:35. Seconded by Johnny Cesaretti.

Vote: Unanimous

Resolved: Motion carried

Minutes Prepared by: Becky Diebel

Next Meeting: January 22th at 7pm