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

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

Call in phone number: +1-866-692-4530 Access Code: 595 985 676

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

Members Absent: Matt Trink, Tom Tait

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 Marco Regalado: To move the meeting into regular session at 7:05. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

1. **February 18th, 2020 meeting minutes were approved on 02/23/2021 via email**
2. **Homeowners’ Forum –**

1718 River Drive-Ramon Chavez: Curious about the progress of the paint project.

Discussion: We are painting 5 homes at a time, we will pick a date for the next 5 soon.

1. **Maintenance Update -**

Organic construction did a good job with the carports. DLP started the last phase of xeriscaping today. Damaged carport repairs have been started and are being done in house.

1. **Current Business –** 
   1. Insurance update – The total cost is up $4,387 from last year and still less than several quotes received in 2019 when we switched from Farmer’s to American Family. The cost increase is a result of increased property values and expected inflation rates impacting guaranteed replacement costs. Motion to approve the bid from American Family for $ 36,818.

Motion from Mary Valikai: Approve bid from American Family for $36,818 for 04/01/21-03/31/22. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

* 1. RV Lot entrance improvement -

Discussion: Additional work was done to keep water from puddling. Mary would like to make an effort to make sure these types of small vendors are paid promptly. Streamlining the Google Sheets will help to keep everyone aware of when projects are completed.

* 1. Assess the visibility of house numbers on every garage, carport and back gate in the complex and update where necessary – update.
     + 1. Rhonda has researched options for house number which were included at the bottom of this agenda

Discussion: Option below is the cheapest option and is somewhat costly. It may be more budget friendly and practical to replace the house numbers as we paint.

Motion from Johnny Cesaretti: Change each house number as we paint using the 4th number option below. Seconded by Mary Valikai.

Vote: Unanimous

Resolved: Motion carried

* 1. Paint project –

Discussion: We will be bidding on and scheduling the next 5 houses soon.

* 1. Tempe City Grant Update – We’ve used half of the grant money, $4,259. The recent Turf and Trees bid of $2,801.01 follows the grant guidelines. Additional plan to finish the grant

Discussion: As of today, the second phase was started. Rhonda will follow up on how we get reimbursed for the second half of the grant.

* 1. 2021 Grant for Front Entrance

Discussion: Rhonda has contacted the party at the City who needed to be informed that the board will apply for the grand. She knows a designer who will present us with some sign designs and lighting options and worked on these types of projects in the past for the city. He estimates that the cost of $7000-10000 and a 25% match by the HOA is required. Grant is due April 27th.

Motion from Rhonda Oliver: Move forward with submitting a grant for new signage along Broadway. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

* **Committee Reports** 
  1. Finance –
* See Insurance Update
  1. Landscaping –
* When we took down the Eucalyptus trees we were required to plant two new trees, Rhonda picked out two new trees at a community event that we can plant. She will pick them up Saturday.
  1. Maintenance –
* Motions passed via email:

| Bid from N&K Construction for $1,732.80 |
| --- |
| Bid from Bolanos Pools $575 for Pool Pump - Sanos |
| Organic Construction - $2,950 Carport |
| Rescind - Organic Construction - $2,950 Carport |
| Arch Req - Double pane windows 1515 S River |
| Organic Construction - $2,750 Carport |
| Arch Req - Remove pop out windows 1544 S River |

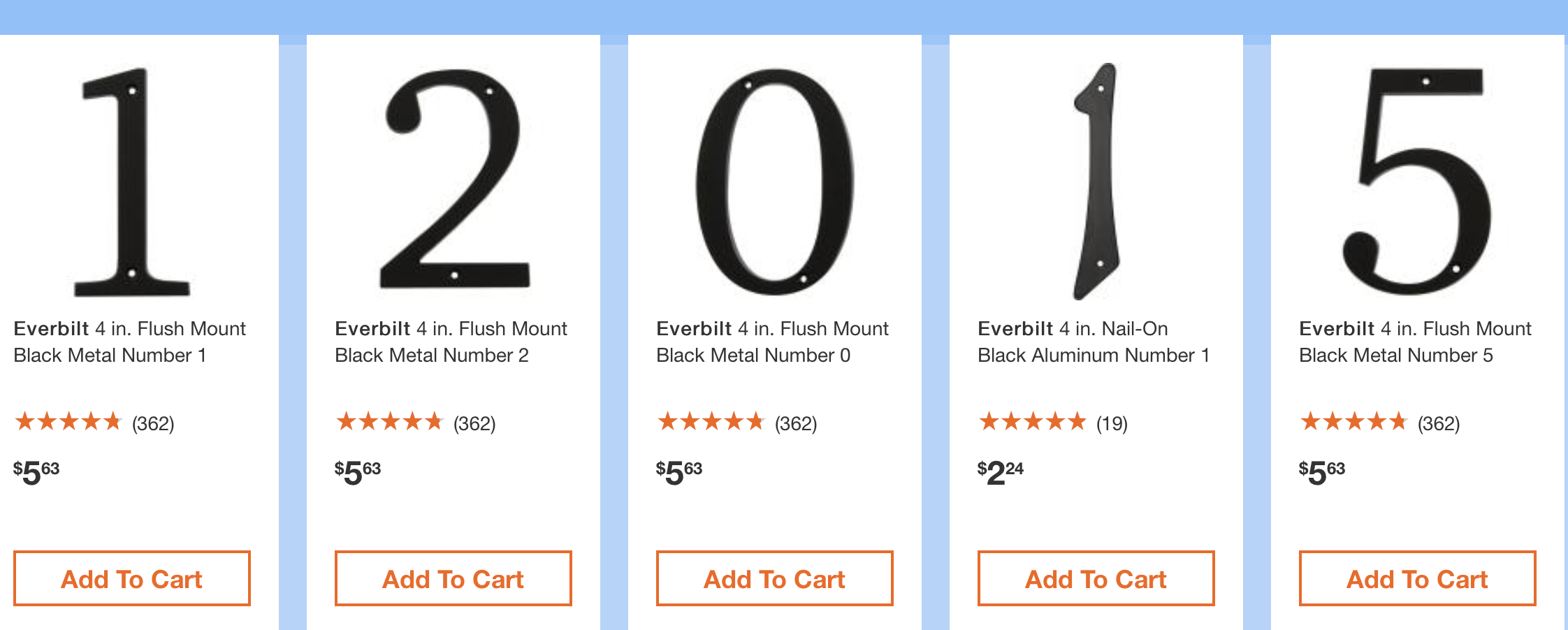
* 1. Roof Maintenance-
* Dick is getting a bid for 3 roofs
  1. Architecture
* Request for carport conversion to garage will be reviewed via
  1. Rules and Violations –
* Secretary can work with violations committee members to create a schedule for issuing routine violations (such as trees every quarter and trash cans in carports)
  1. Newsletter-
* We will post on the next paper newsletter that future newsletter will be digital on the website. Becky will put together the newsletter for the next meeting.
* **Adjournment**

Motion from Marco Regalado: Adjourn meeting at 7:56. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

**Proposed House Number Style:**

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Next Meeting: April 15th at 7pm. This meeting will be held via Zoom.

Minutes Prepared by: Becky Diebel