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

Thursday September 16th, 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, Matt Trink

Members Absent: None

Others Present: Dick, Jack Confer, Additional Homeowner

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 Matt Trink. To move the meeting into executive session at 7:05. Seconded by Becky Diebel

Vote: Unanimous

Resolved: Motion carried

* **August 19th, 2021 meeting minutes were approved on 08/23/2021 via email**
* **Homeowners’ Forum –**
* **Maintenance Update -**
* **Financial**
  1. Budget review and discussion
     + 1. Assessment of fines and fine amounts

Discussion: Provide notice and allow 30 days to correct and then provide a second notice for two more weeks and fine with third notice. Rhonda will draft a fine policy for the board to vote on and post. Proposed fine of $25-50/month.

* + - 1. Addition of budget line for maintenance of homes for sale?

Discussion: $2500-3000 addition to budget for light maintenance of homes for sale such as stucco repair, paint touch ups

* 1. Decision on the 2022 Dues Increase

Discussion: There was no homeowner feedback on the proposed increase posted on the website for last month. An increase of $7/month has been proposed (from $218 to $225/mo). This increase will not allow for any cushion in the budget. Increasing by $10 per month would allow for a roughly $5000 cushion in the budget for unexpected expenses. For this year, we will not offer the discount for paying the year in full up front.

Motion by Matt Trink to increase dues to $228 per month for 2022. Seconded by Mary Valkai.

Vote: Unanimous vote in favor by Rhonda Oliver, Becky Diebel, and Johnny Cesaretti.

Resolved: Motion carried

* **Current Business –** 
  1. Search for new board members to fill vacancies, fill seats in 2022
  2. Deadline for homeowner to paint newly built garage at 1815 Torre Molinos-work was being done on this today, seems to be getting taken care of.
* **Previous Business –** 
  1. City of Tempe Code Compliance violation with a response date of 8/31/2021

Discussion: Rhonda let them know that we have finished stucco and are taking bids for painting. Deadline was extended for one more month, we have voted on a bid from a paint vendor and work will start soon

* 1. Euc removal at 1717 and 1725 Torre Molinos – due to roots in the sewer

Discussion: Radley’s can’t remove it until mid October. Dick will get a bid for removal of large pine as well.

* 1. Make a decision on how to resolve water pressure issues back by RV gate. Mark is proposing converting islands to rock instead of turf to eliminate some of the 42 sprinkler heads on that valve.

Discussion: Push this to 2022 because we are overbudget.

* 1. Final installation of curbing- timeline and location so Mark can move sprinklers

Discussion: Mark is in process of removing sprinklers, should have a date scheduled in next 2 weeks with a new curbing company.

* 1. Unpainted carport on Sanos-update?

Discussion: Johnny asked for a quote from Jodi, hoping for a lower bid than Ruben’s. We will use the new paint color.

* **Committee Reports** 
  1. Finance – covered above
  2. Landscaping –
* It may be good for us to get photos for landscaping progress tracking and bids in the future.
  1. Maintenance –
* Motions passed via email:

| Ultra bid of $12,000 for Roof Replacement at 1725 S Torre Molinos |
| --- |
| Ultra bid of $5,400 for Roof Repair at 2129 E Sanos |
| Turf and Trees Irrigation Lines Repair - $361.60 |
| Radleys bid of $1,910 to remove Euc at 1917 S River |
| Turf and Trees Irrigation Lines Repair - $399 |
| Bid of $2,700 from Jodi Sarver to paint low walls on the walking paths |
| Bids of $14,700 from Ultra Improvements for roof repairs at 1733 S Shannon, 1738 S Shannon, 1901 S River, 2137 E Margarita & 2168 E. Sanos |

* 1. Roof Maintenance-
  2. Architecture
  3. Rules and Violations –
  4. Newsletter-
* Next newsletter date-newsletter with notice about dues and ballot for 2022
* **Adjournment**

Motion from Matt Trink: Adjourn meeting at 7:53. Seconded by Rhonda Oliver

Vote: Unanimous

Resolved: Motion carried

Next Meeting: October 21st at 7:00pm.

Minutes Prepared by: Becky Diebel