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

**Minutes**

Thursday March 17th, 2021 - 7:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/87311812604?pwd=Tm9lcWl3OHNMaVVnYjJhbGJvY2JIdz09>

Meeting ID: 873 1181 2604

Passcode: 575577

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

Members Absent: Jonathan Watkins, Matt Trink, Johnny Cesaretti.

Others Present: Dick

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

Motion from Becky Diebel. To move the meeting into regular session at 6:59. Seconded by Rhonda Oliver.

Vote: Unanimous

Resolved: Motion carried

**Board of Directors Meeting –**

* **Current Business**
* **Call to Order**
* **February 17th, 2022 meeting minutes were approved on 02/18/2022 via email**
* **Homeowners’ Forum –**

Homeowner Edward would like an update on the removal of the be hive from his wall. The hive that is currently in the wall may need to be accessed from the exterior. Mark removed the soffit under the eve but further investigation is needed to determine if there is a hive in the wall.

* **Maintenance Update -**
* **Current Business**
  1. Break in at the Shannon Pump Room – Our police report has been accepted with photos
     + 1. Deterrents – improved doors and locks – security cameras

Discussion: Security cameras are difficult because we do not have an internet connection available to connect cameras to. Mark is working on finding latches for better padlocks and may put them in a lock box for pool servicers to update.

* 1. Landscape cutbacks

Discussion: Cutbacks have been completed.

* 1. Status of new sign

Discussion: City of Tempe permit got approved. We should be installed by the first week of April. We can then submit for reimbursement of 80% of the cost. The new sign is not backlit. Concern from Mark that we are missing some of our lights that light the sign may be missing.

* 1. Proposed xeriscape areas for 2022/23 grant

Discussion: Two years ago we did a lot of curbing and buffer zones next to stucco to protect stucco. Some spots on Solona, Margarita, and Torre Molinos have been flagged for conversion to xeriscape. We will include some desert shrubs in the request for the grant.

* 1. Palm trees Radleys vs. T&T

Discussion: Turf and Trees were used last year. Dick will get a bid from Radley’s, we need an updated bid from Turf and Trees.

* 1. Paint Project – 1501, 1505, 1511, 1515, 1517,1521, 1525, 1527, 1529 and 1533 S River have been completed.

Discussion: We have more money in the budget for painting. Areas to target will be the remaining 3 homes on Sanos and the remaining homes on River. Dick looked at the houses that were just painted and noted a few small areas that were not painted or need to be touched up, but those areas will be fixed.

* 1. Website conversion-who will handle switching over domain, etc?
  2. Spring Newsletter
     + 1. Digital Only-Yes
       2. Content
* **Previous Business –** 
  1. Addition of plants along Broadway frontage and in some of the new rock areas

Discussion: We will be buying plants in small batches to fill in areas that were already xeriscaped with more desert shrubs. Along Broadway will be the initial area.

* 1. Water Usage-continuous leaks at 4 meters

Discussion: To fix the leaks at all 3 pools would require a bid to identify the leak for about $450 per pool and then a second bid to repair the leak. Matt stated that there is a larger history with issues with the Sanos pool and paying to identify the leak at this time may not make sense.

* **Committee Reports** 
  1. Finance –
* Arizona Corporation Commision annual renewal was completed in March 2022
  1. Landscaping –
  2. Maintenance –
* Pool furniture has been chained down
* Motions passed via email:

| D&T bid of $1,346.77 to upgrade the golf cart with new batteries |
| --- |
| T&T bid of $800 to apply pre-emergent herbicide to gravel areas |

* 1. Roof Maintenance-
* Plans for roof clean off

Discussion: Bill inspected the roofs and gave us a list of roofs that need work and those that are ok. He identified 16 roofs that need to be coated and repaired, which he can do for $20,000. He has not given us a price for clean off as far as Dick knows. Dick has asked for a price on that.

* 1. Architecture
  2. Rules and Violations –
  3. Newsletter-see above
* **Adjournment**

Motion by Becky to adjourn the regular session at 8:03pm. Seconded by Rhonda Oliver.

Vote: Unanimous

Resolved: Motion carried

Minutes Prepared by: Becky Diebel

Next Meeting: April 21st at 7pm