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

**Minutes**

Thursday November 17th, 2022 - 7:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/83070637523?pwd=RW9hLzNEVVBUNHV6emNUWUJpVEpnZz09>

Meeting ID: 830 7063 7523

Passcode: 552345

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

Member’s Absent: None

Others Present:

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 regular session at 7:00. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

**Board of Directors Meeting –**

1. **Call to Order**
2. **October 20, 2022 meeting minutes were approved on 10/22/2022 via email**
3. **Homeowners’ Forum –**
4. **Maintenance Update -**

Update from Amanda-met with SRP and signed paperwork for Easement. Job will likely start in May 2023 and will take place over several months. Bees in chimney were taken care off and chimney will be stuccoed. Interviewing framers and Amanda has found one that seems like a good fit. They will send bids soon. They were not able to take a look at the fascia board at 2019. The Seven Cs have been providing pool repairs and Amanda reports being satisfied with their work.

1. **Financial**
	1. Draft budget for 2023

Discussion: Insurance cost will likely increase again due to inflation. We are spending more on sprinkler repairs but the work being done has been high quality. There is room in the 2022 budget to support Amanda increasing hours per week from 20 to 25 hours and the board is in favor of Amanda increasing her billed time to 25 hours per week as needed.

1. **Current Business**
	1. SRP Design Plan to re-cable the electricity in 2023

Discussion: Board members met with two reps from SRP about planned project to re-cable the community. They sent easements because no easements were originally completed when the community was built. The cables originally installed are deteriorating and need to be replaced. They will remove one electrical box and move it to a new location. They will also run new cable through conduit in two places. They will place new aluminum wiring instead of copper.

Motion by Mary Valikai: To approve the SRP Power Distribution Easement necessary to re-cable the Las Brisas electrical lines inside conduit starting in May of 2023. Seconded by: Becky Diebel

Vote: Unanimous

Resolved: Motion carried

* 1. 2145 E Sanos roof issue –
		+ 1. Steps forward: Do we have the tiled section completed by Horn and Sons? Do we file a complaint with the ROC on the flat roof section?

Discussion: Ultra scammed us on the flat roof. Work was done in September 2021 and leaks have already restarted. Johnny states that if we file a complaint with the registrar of contractors and they will deal with Ultra. We can also do directly to Ultra first and offer them a chance to fix the roof.. Matt is willing to call Ultra.

* 1. Landscape damage by T&T for XXL eucalyptus removal

Discussion: The repair work done was done very poorly. Stuccoing was not done and paint color does not match. They know we are not happy with the repair work and we have not gotten a response on what they plan to do to fix it. Amanda will follow up.

* 1. 1626 S Torre Molinos Chimney separation from building due to soil settling. Pete Von Knorring said the chimney needs to be torn down and replaced – homeowner responsibility – Letter to homeowner – Update

Discussion: This is not our responsibility to repair. Pete has been informed that it is his responsibility to repair.

* 1. Greg Montes is no longer interested in working side jobs for Las Brisas.

Motion by Mary Valikai to Rescind the $1200 bid from Greg Montes to replace the beam at 1633 S River and the $900 bid to replace the facia board at 2019 E Solana. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

* 1. Unpainted garage door at 1809 Shannon-home for sale

Discussion: We will send a letter to the homeowners stating that the garage door needs to be painted. The sale will not be allowed to go through until it is painted.

* 1. No dog bags for last few weeks-who is in charge of replacing?

Discussion: Amanda is replacing them, Mary will order bags.

* 1. Lights out on path by Shannon pool

Discussion: Pete and Paul have looked at it but could not determine the reason why the lights are not working, further investigation will be done.

1. **Previous Business –**
2. **Committee Reports**
	1. Finance – See above
	2. Landscaping –
	3. Maintenance –
* Motions passed via email:

| Horn & Sons Bid $3,200 - 2126 E Rosarita |
| --- |
| Rescind Bolanos $1,400 Spa Sand Filter Bid |
| Seven C's Bid $1,700 Spa Sand Filter |
| The T&T invoice of $384.50 for sprinkler repairs in 3 locations: River Pool grassy area, 1741 S Shannon and 1915 S Shannon. |

* 1. Roof Maintenance-
	2. Architecture
	3. Rules and Violations –
	4. Newsletter- Winter 2022 Newsletter Posted to website
1. **Adjournment**

Motion by Matt Trink to adjourn the regular session at 7:48 pm. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

Minutes Prepared by: Becky Diebel

Next Meeting: December 8th at 7pm