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

**Minutes**

Thursday January 18th, 2024 -7:00 PM

Members Present: Becky Diebel, Andrew Mangold, Matt Trink, Cody Heffner, Mary Valikai Jenifer Houman

Member’s Absent: Rhonda Oliver

This meeting was held via teleconference due.

Motion from Matt. To move the meeting into regular session at 7:01. Seconded by Becky

Vote: Unanimous

Resolved: Motion carried

**Board of Directors Meeting –**

1. **Call to Order**
2. **December 14th, 2023 meeting minutes were approved on 12/18/2023 via email**
3. **Homeowners’ Forum –**

Jessie Whitfield-Here to discuss the issue with landscaping outside of her home. Jessie paid for a dirt pile outside their home to be removed which resulted in a dirt patch where the rocks were. Jessie states that she did not ask for her yard to be converted to dirt, they did not pay for the dirt or any of the change.

She would like to know what the next steps will be to rectify their yard and improve the appearance. Neighbor is using the parking space in front of the house to store cars for weeks at a time. Board will contact Jay to let him know that he has been requested to move his vehicle. Board will also look into removing the parking space in front of their home to allow access to their doorway which is currently blocked by parked cars. Board is actively working with the neighbor Jay to restore the front yard.

1. **Maintenance Update -**
* New Landscaping Company: Dinelli Landscaping (Communication is great. They are here at the community Wednesday & Thursday)
* Replaced sand in sand filter. Cleaned all laterals on the inside. Resealed filter lid at Shannon
* Supplied and installed new Pentair backwash valve lid on E.Sanos pool filter.
* Supplied and installed a new pump basket for E Sanos pool pump. As the other one was missing.
* Replaced pump return nipple on E Sanos pool as was leaking badly.
* Installed new VS pump.Replaced all existing suction side pipework to include x3 ball valves & to first 90 degree bend on the return side.
Labeled suction side pipework.
* Redone shed at

In the works:

* Bids for stump grinding of the trees we took out in December
* Stucco for new paint project from Noel- $2,700
* Here is the bid for stump grinding-
#1 $180 #2 $110 #3 $260 #4 $260 #5 $110 total of 5 stumps for: $920

2023 Highlights:

* New Pool Community- SevenC's
* Roofs- 23 (Half or Whole)
* Roofs Repairs- 4
* Paint Project- We painted 25 houses since 2022. In 2024 we have 13 we are going to paint. We have 61 more homes to go!
* Balconies to get up to code- 17, we have more to go!
* Walking Decks- 5
* Facia on Balconies Replaced- 8
* Carports (Half or Whole)-6
* Sheds Rebuilt- 6
* Shed Roofs- 1
* Walls rebuilt/repaired- 14
* Gates Repaired or Replaced -10
* Slats on carports- 6
* Pool Fencing- 3 fences
* New lights at the Shannon pool.
* Troubleshooting lights around the community that weren't working. Now all the lights are working.
* Rebuilt irrigation/ light box by the River mailbox
1. **Current Business**
2. **Financial –** Budget discussion and motion to pass the 2024 Budget

The 2023 Budget is $4,738.22 in the RED – The Four Major Categories

* 609 – Outside Services 39,228.25 – 1,771.75 underbudget
* 625 – Extra Landscape Maint Exp $42,837.68 - $12,837.68 overbudget – Radleys received $26,945.00
* 602 – Roof Maintenance $36,275 & 702 Roof Replacements $71,460
* 710 Stucco & Paint Project 58,991.00 - $2,991 overbudget

The 2024 Budget is

* 609 – Outside Services stays the same at $41,000
* 625 – Extra Landscape Maint $35,000 – We have fewer trees to remove
* 602- Roof Maintenance $50,000 & 702- Roof Replacements $50,000
* 703 – Pool Renovation is at $30,000
* 710 - Stucco & Paint Project $30,000 for 12 homes

Motion: Mary to accept the budget for 2024. Seconded by Becky.

Vote: Unanimous

Resolved: Motion carried

Other Items:

* An application has been submitted with the Maricopa County Assessor to consolidate the 18 HOA parcels into one parcel number. It could take 8-12 weeks for a review and determination.
* All items requested for the reserve study have been submitted to Advance Reserve Solutions.
* The cost of the monthly subscription to QuickBooks online will be $540 ½ the usual cost. Next year it will be $1,080 unless the price changes for 2025.
1. **Current Business**
	1. SRP Power Distribution project clean up

Discussion: SRP didn’t realize they still had clean up to do and Amanda has been talking to them about getting everything cleaned up. Amanda has gotten information back from her contact and will keep working on it.

* 1. Meeting about Sanos Pool-date, bids?

Discussion: We will host a meeting on February 1st at 7pm to discuss the options for the pool and whether we want to fill in or fix the pool. Becky will post signs around the neighborhood.

* 1. 2024 Grant Cycle-update from Rhonda
		+ 1. Need more community involvement, more specificity about plant placement, and we cannot include current plants in 30% plant coverage required.
			2. Need a solid plan by February

Discussion: Board is in favor of either tightening up last years plan for xeriscaping or looking into trees because we have removed several large trees.

* 1. Paint Project Update – needed repairs
* 2018 E Solana Dr Fence repair & homeowner violation for trees on fence line
* Facia board repair – 2022 E Solana Dr
* Stucco work on completed walls
* Removal of the oleanders at 2026 E Solana Dr.
	1. Homeowners with landscape problems preventing HOA access to home repair and creating potential damage to walkways and foundations – need an action plan
* 1724 S River – African Sumac Trees between the fence and side of the house
* 1718 S Torre Molinos – Multiple palm trees growing inside the pony wall causing potential damage to the pony wall – Letter sent 1/18/2024
* 1733 S Shannon – Mexican Palm Tree - Letter Sent 1/18/2024
* 2133 E Margarita – Olive tree inside front wall creating walkway uplift, potential damage to the foundation and a fire hazard
* 2137 E Margarita – Cat’s claw on Stucco and an olive tree inside the front wall creating walkway uplift, potential damage to the foundation and a fire hazard to the balcony
* 1533 S River – Volunteer mulberry tree inside the fence blocks access by the HOA to maintain the wall and has invasive roost creating potential damage to the foundation and water/sewer lines.
	1. Landscape problems – HOA responsibility.
* 1718 S Torre Molinos – oleander bush outside the back wall has caused damaged to water lines. It needs to be removed and the roots dug out.
* 1737 S Shannon – Volunteer Mulberry tree in the planter – It needs to be removed because the roots are invasive.
* 2026 E Solana Dr – Oleander bushes and tree planted too close to the house and needs to be completely removed because the roots are extensive and invasive

Discussion: We will send violation letters to people who need to remove or trim back plants. Jenifer has volunteered to work with Rhonda to take over writing violation letters.

* 1. Landscaping template to share with homeowners and resolving the landscaping issue with Jay for correction action:

Discussion: Matt has let Jay know that we will be discussing what corrections need to be made. Board was already planning to move to quarter minus stone and board is ok with keeping that type of stone. General consensus is that the hills do not look good and should be leveled. The board needs to ensure that irrigation has not been capped in a way that will impact other yards. Work needs to be moved so that it no longer infringes onto the neighbors yard. Matt will speak to Jay and present what the board would like to have done, including having drip irrigation put in by Jay to keep the plants alive.

* 1. Expenses paid $600 and under:

| Shannon pool Chlorine Tablets | Seven C's | $230 |
| --- | --- | --- |
| Irrigation Tech 12/28 & 1/6 | Dinelli Landscaping | $450 |

* 1. Bids passed by email votes:

| David Dinelli - Irrigation Repairs $1,150 |
| --- |
| Dinelli Landscaping Contract $4,800 monthly |
| Seven C's Sanos Pool Chlorine,Sand Filter valve & basket $615 |
| Bonus for Amanda |
| David Dinelli - Irrigation Repairs $2,017.92 |
| Radleys $615 tree removal 2020 E Solana |
| Contreras Roofing $1,500 repair at 1809 S Shannon |
| Pete Von Knorring Shed Repair $1,525 1703 S Torre Molinos |
| Copperwood Construction $3,750 for repairs at 1917 S River |
| $728.84 for irrigation repairs by Turf and Trees on 11/13/2023 |

1. **Previous Business**
	1. Tree for 1905 Shannon
2. **Committee Reports**
	1. Landscaping –
	2. Maintenance –
	3. Roof Maintenance-
	4. Architecture
	5. Rules and Violations –
	6. Newsletter-
3. **Adjournment**

Motion by Matt to adjourn the regular session at 8:00 pm. Seconded by Becky

Vote: Unanimous

Resolved: Motion carried

Minutes Prepared by: Becky Diebel

Next Meeting: February 15th, 2024 at 6:45pm