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

**Minutes**

Thursday August 18th, 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, Rhonda Oliver, Johnny Cesaretti, Jack Confer, Matt Trink, Mary Valikai,

Others Present: Johnny Cesarett

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. **July 21st, 2022 meeting minutes were approved on 07/28/2022 via email**
3. **Homeowners’ Forum –**
4. **Maintenance Update -**

Motion from Mary Valikai. Accept bid from T&T for autumn pre-emergent weed treatment. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

We also have a bid for carport and balcony repairs that need to be done before painting. The contractor is not a registered contractor but is known by Johnny. Bid is detailed and thorough.

Motion from Mary Valikai: Accept the following bids by Greg Monte for 3 carports and 1 balcony at these addresses:1609 S River - carport - $4,250, 1625 S River - carport - $4,250, 2140 E Sanos - carport and balcony $4,700. Seconded by Rhonda Oliver.

Vote: Unanimous

Resolved: Motion carried

1. **Current Business**
	1. An audit engagement letter has been received from Butler/Hansen for 2022 with an expected cost of $2,650, an increase of $150 from 2021.

Motion by Mary Valikai: Accept the audit engagement letter from Butler/Hansen. Seconded by Rebecca Diebel.

Vote: Unanimous

Resolved: Motion carried

* 1. Hartford Insurance, Darlene Rider’s H06 policy insurer, has filed a claim with American Family Insurance for interior damage to 2126 E Rosarita.

Discussion: There is no record of Darlene reporting any damage to her home in the last few years. It is unclear what the damage is but it seems to be related to plumbing. Insurance companies have been informed that plumbing is not the HOA’s responsibility.

* 1. 2023 Dues Discussion – Do we adjust for inflation? The overall annual inflation rate as of July 2022 is 8.5%. The residential construction rate may be higher at 11.7% - 13.2%.
		+ 1. Inflation rate of 8.7% = $20.00 dues increase
			2. Inflation rate of 10% = $22.80 dues increase
			3. Inflation rate of 11.7% = $26.67 dues increase

Discussion: Dues need to be raised to keep up with our costs in light of inflation. Large ticket items like roof maintenance take up large portions of our budget each year. We need to increase dues to avoid special assessments and make sure we can continue to keep the community running and maintained. The most we could increase would be 19% at around $40 which the board feels like is too high to increase dues. Board members would like to see an increase of at least $20/mo but less than $30/mo. An increase of $25/mo would net an extra $48000 a year.

* 1. Midyear budget analysis – through July 31, 2022
		+ 1. Over Budget as of June 2022:
			2. Insurance – 15%,
			3. Exterminating – 7% (Bees)
			4. Pool Supplies – 11%
			5. Landscape Services – 10% (Fertilizer, Pre-emergent, Irrigation Repairs)
			6. Roof Replacement – 17% (1917 S River --- No new tiles

Discussion: We will ask our roofer to give us a rough estimate on replacement costs of each style of roof so that we know what we need to be budgeting and expecting in terms of roof replacement. Or we will start building profiles of roofs as we get them done.

* 1. Unpainted garage door on Shannon

Discussion: Becky will send Hugo an email stating that the garage door and modified areas need to be painted and this is his first notice.

* 1. Stucco-areas were tagged but now haven’t been completed

Discussion: Noel previously did stucco work. Company that did block wall repair could also do stucco repair. Need to get a bid on stucco repair so we can get the work completed.

1. **Previous Business –**
	1. Pitched window deterioration at 1633 S River-update
	2. Chimney caps-update
	3. Unpainted carport at 2148 Sanos-got painted!
	4. Eucalyptus trees – do we remove/trim before the summer monsoons?-update
	5. Gate repair at 1805 S Torre Molinos and 2146 E Rosarita – neither repaired gate is sitting well-update

Discussion: Ask Amanda to get bids

* 1. Pool contractor and pool issues-update
1. **Committee Reports**
	1. Finance –
* See above
	1. Landscaping –
	2. Maintenance –
* Motions passed via email:

| Ruben's Painting Bid $1,100 walls & carport |
| --- |
| Horn & Sons Roof Bid of $3,650 to repair the roofs at 1616 & 1626 S Torre Molinos. |
| Horn & Sons Roofing bids for $350 - 1901 S Shannon, $1,400 - 1600 S Torre Molinos, $7,200 - 2168 E Sanos & $5,700 - 2156 E Rosarita |

* 1. Roof Maintenance-
* Horn & Sons Roofing completed two roof repairs, one at 1616 S Torre Molinos and the other at 1626 S Torre Molinos.
	1. Architecture
	2. Rules and Violations –
	3. Newsletter-
1. **Adjournment**

Motion by Matt Trink to adjourn the regular session at 8:03 pm. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

Minutes Prepared by: Becky Diebel

Next Meeting: September 15th at 7pm