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

**Minutes**

Thursday December 8th, 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: Amanda, Cody

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. **November 17th, 2022 meeting minutes were approved on 11/18/2022 via email**
3. **Homeowners’ Forum –**
4. **Maintenance Update -**

* Turf & Trees complete the damages on the path where the XXXL eucalyptus tree.
* 2022 Solana roof complete (George is going to have to back and put a new coat of the garage roof because the rain over the weekend didn't help since it was in its cure period)
* 2144 E Sanos roof complete
* 2145 E Sanos tile part of the roof is in progress (start on Wednesday or Thursday)
* CentiMark for 1904 S Shannon: Called Lori, talked with her, sent her pictures of the area that needs to be replaced and the 10 year warranty.
* Shed at 1600 Torre Molinos Dr is completed
* Gate at 2125 E Sanos
* Lights on the path of by Shannon pool fixed by Pete and Paul
* 1908 Shannon gate and wall fixed-Noel will come out to stucco when he is doing other stucco projects
* Balconies-3 people came out to look at balconies, we are still waiting for bids

1. **Current Business**
   1. Election Results

Discussion: Received 40 ballots

2023 Board: Johnny, Cody, Matt, Mary, Jack, Rhonda, Becky

* 1. 2145 E Sanos roof issue – Flat Roof repair – Will Ultra fix it?

Discussion: Tile part of the roof is in progress. Matt has talked to Bill from Ultra about warranty on previous work to fix roof at 2145. We will move forward with having Ultra repair the previous work that was not done correctly.

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

Discussion: Repairs have been made

* 1. The dog waste bags from www.poopbags.us have not arrived. The company is unresponsive. A VISA dispute has been initiated. Another order has been placed with a different company Pet Waste Co.

Discussion: Dog bags have arrived from the new company. Color choices are dark green, hot pink, and bright yellow

* 1. Pool service-The Seven C’s bid came in at slightly more than our current service for 2 days of service instead of 3 days of service. Amanda notes that pool service has not always been well maintained with things such as replacing pool lights. While other service may be more expensive, making sure that the pools are properly services may save money because we will not need to replace parts and pay for other repairs as often. We would like to get bids so see what competitive pool maintenance pricing is.
  2. Shannon Path lights – bid of $1,000 from Pete Von Knorring

“ Labor and materials to fix wiring at Shannon pool by getting rid of electrical box and light near pathway and installing below grade box and installing shrink-wrap connector kits for re-wiring. Also doing this to the inside of pool against the wall closest to street. These boxes will not be destroyed by lawncare personnel. Total cost for labor and materials is $1,000 for the repair.

Motion by Mary Valikai to accept the bid of $1,000 from Pete Von Knorring to repair the electrical boxes connecting the path lights. Seconded by: Becky Diebel

Vote: Unanimous

Resolved: Motion carried

1. **Previous Business –**
2. **Committee Reports** 
   1. Finance – November financial reports will not be ready until mid-December
   2. Landscaping –
   3. Maintenance –

* Motions passed via email:

| Horn & Sons Bids, $11,975 - 2022 E Solana & $8,700 - 2144 E Sanos |
| --- |
| Horn & Sons Bid $4,200 Tile potion of 2145 E Sanos |

* 1. Roof Maintenance-
  2. Architecture
  3. Rules and Violations –
  4. Newsletter-

1. **Adjournment**

Motion by Matt Trink to adjourn the regular session at 7:50 pm. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

Minutes Prepared by: Becky Diebel

Next Meeting: January 19th, 2023 at 7pm