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

**Minutes**

Thursday September 15th, 2022 - 7:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/88494318002?pwd=eVJDY0JOdWV4U1R4emt3dnNPbElWdz09>

Meeting ID: 884 9431 8002

Passcode: 971832

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

Member’s Absent: Becky Diebel

Others Present: Sarah Colby and Sean Carter

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 7:04. Seconded by Rhonda Oliver

Vote: Unanimous

Resolved: Motion carried

**Board of Directors Meeting –**

1. **Call to Order**
2. **September 15th, 2022 meeting minutes were approved on 09/18/2022 via email**
3. **Homeowners’ Forum –**
4. **Maintenance Update -**

Bids have been received from Seven C’s to:

* Reroute the pipes in the River pump room in preparation for a an electrical upgrade
* Replace the Spa sand filter and backwash valve
* Replace the Pool sand filter relief top, air pressure gauge, an O-ring and backwash valve seal kit

 Gates have been repaired at:

* + 1630 S Torre Molinos
	+ 2026 E Solana Dr
	+ 2133 E Margarita

 The shed roof has been repaired at 2167 E Sanos

1. **Current Business –**
	1. The following candidates will be on the December ballot for the 2023 board
		1. Sean Carter
		2. Sarah Colby
		3. Tom Tait
		4. Matt Trink
		5. Rhonda Oliver
		6. Becky Diebel
		7. Jack Confer
		8. Johnny Cesaretti
		9. Cody Heffner
		10. Mary Valikai
	2. Sprinkler damage from the removal of the XXL eucalyptus tree behind 2152 E Rosarita has been repaired under warranty by Turf and Trees. Stucco, paint and curbing damage are being analyzed
	3. The 1626 S Torre Molinos chimney separation issue has received a second opinion and the separation has occurred due to missing masonry wall ties, an error by the developer and soil settling. A stucco repair will not fix the problem.
		1. Motion: Rescind the $400 bid from Noel to stucco the crack between the chimney and wall
		2. Second: Johnny Cesaretti Vote: Unanimous
	4. SRP Easement for upgraded electrical lines. SRP wants to upgrade the underground electrical lines to improve redundancy for Las Brisas residents and asked the association for notarized signatures. SRP already has an easement. Why would they need notarized signatures? Is it possible that an additional easement is being requested? The HOA board will contact SRP for answers to these questions before signing.
	5. Tempe Water Utilities Meeting – Jack said that he and Amanda met with a water conservation specialist from the City of Tempe for a leak analysis. Timers and settings were analyzed. There is a leak of 67 gallons per hour somewhere in the Las Brisas Community. The source of the leak was not discovered. The City of Tempe will help the HOA identify the location of this leak and missing meters covered up with landscaping.
	6. Items for the fall newsletter – the candidate list and the dues increase
	7. The mailbox lock for 1516 S River Dr was drilled out along with 2 others. The local post office for Las Brisas is on Apache. Detailed information can be found at lasbrisastempe.com.
	8. Paint project – Ruben’s Painting is painting 13 homes: 4 on Sanos and 9 on Torre Molinos starting at 1604 S Torre Molinos. It’s expected that these homes will be completed by 10/29/2022. Which group of homes should be in the next section to be painted? An analysis of the balconies and other repair items is required to pick a firm date. Much discussion centered on balcony safety. An analysis of the balconies pursuant to City of Tempe building codes is necessary to determine a priority.
2. **Previous Business –**
3. **Committee Reports**
	1. Finance –
* See above
	1. Landscaping –
	2. Maintenance –
* Motions passed via email:
	1. Roof Maintenance-
	2. Architecture
	3. Rules and Violations –
	4. Newsletter- Send out next newsletter that includes Dues increase info, date? Ballot also needs to go out by November 8th at the latest.
1. **Adjournment**

Motion by Matt Trink to adjourn the regular session at 7:54 pm. Seconded by Johnny Cesaretti.

Vote: Unanimous

Resolved: Motion carried

Minutes Prepared by: Mary Valikai

Next Meeting: November 17th, 2022 at 7:00 pm