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

**Minutes**

Thursday March 21st, 2024 -7:00 PM

Members Present: Becky Diebel, Andrew Mangold, Matt Trink, Mary Valikai, Rhonda Oliver

Member’s Absent: Cody Heffner, Jenifer Houman

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

Google Meet joining info

Video call link: https://meet.google.com/gyx-csde-sfx

**Board of Directors Meeting –**

1. **Call to Order**
2. **February 15th, 2023 meeting minutes were approved on 02/18/24 via email**
3. **Homeowners’ Forum –**

 Sarah-bulk pick up items are out early. Becky will tag items this week. Also concerned about landscaping. We are looking into new options for landscaping.

1. **Maintenance Update -**
2. **Financial –**
* We have requested a quote from Misty Virgil of State Farm Insurance – no response yet.
* Other Items:
	+ Maricopa County Assessor Tax Parcel Consolidation – no update
	+ Advance Reserve Solutions reserve study – no update
	+ The 2023 Audit by Butler Hansen has been finalized.
1. **Current Business**

\*\*Gerald Sajor of American Family Insurance entertains questions regarding the upcoming insurance quote.

 Insurance increase beginning 4/1/2024 – 3/31/2025

* The American Family Insurance discounts changes our premium to $95,381.97. The policy can be modified mid-term to change the deductible and/or remove the ordinance of law coverage. A request for information has been submitted to the City of Tempe, but no response is expected until mid-April or later.

Discussion: New quote of $94212.84 with fire alarm added. Ordinance of Law is still outstanding. Habitational risk is driving the increase in cost of insurance. Three items that are increasing costs the most are the homes being more than 50 years old, homes being frame with no sprinklers, and total insurance value more than $10 million. Current value is over $27 million.

1. Landscaping services and weeds-multiple homeowner complaints about appearance of the community especially regarding weeds on path ways

Discussion: The board is aware that landscaping it not up to par. We are actively looking to make a change in landscaping in the new 2 weeks with a new provider or improved services.

1. Balcony bid from Copperwood Construction $9,190 plus $4,000 for facia board repairs at 3 addresses, 1540 S River, 2026 E Solana and 2022 E Solana. Two additional balconies on Sanos were not included. The two balconies that were not bid will also be fixed soon. We are working to make all balconies up to code to improve potential access to other insurance providers.

Motion from Mary: Approve the Copperwood Construction bid of $13,190 for 9 balconies and facia board repairs at 1540 S River, 2026 E Solana and 2022 E Solana. Seconded by Becky Diebel

Vote: Unanimous

Resolved: Motion carried

1. The huge leak coming from water meter, 18982413 does not service the Sanos pool. Instead, the Sanos pool is serviced by water meter 18601447 and the leak rate needs further study to know the rate of flow out of the pool. At this point the possibility of postponing the Sanos pool repair is still a possibility.

Discussion: Andrew is actively working on finding the source of a leak from this meter and has found an area of ground that is very wet in a way that cannot be explained by rain or other sources. The positive is that this means the pool is not our source of huge water loss and we do not need to address pool leak as urgently or fill in the pool. Meter is currently off and we will look into bids for a leak detection company to figure out where the water loss is coming from.

1. Some of the irrigation timers are set to water too frequently creating pooling water and oversoaked soil. The AMWUA, AZ Municipal Water Users Association recommends that grass be watered every 7-9 days in the winter. For example, the grassy area by the Shannon pool is being water 4 times a week, 3 too many per the AMWUA.

Discussion: Should the HOA adopt the AMWUA guidelines for timers in Las Brisas?

Matt has mapped out the timers for the sprinklers. The board is in favor of adjusting timers so that we will not be overwatering going forward. Andrew is willing and able to readjust the timers.

1. The water meter at the RV Lot, D1001630 is turned off. Does that mean we don’t need it?

Discussion: Should the HOA deepen it’s understanding of the irrigation system? If so, how can that be accomplished?

1. A garbage can audit by the City of Tempe - Update. A spokesperson from the City of Tempe suggested a seasonal garbage pickup when the pools are most in use. The rate would be the same $45.57 per month for each 96 gallon. But there’s no startup fee. Discussion: Should we have seasonal pickup at each pool from May 23nd – September 4th which includes both the Memorial Day & Labor Day holidays? The cost for 4 months is $546.84.

Discussion: Board is in favor of adding trash service at the pool.

1. SRP Power Distribution project clean up – no update.
2. Paint Project Update – needed repairs
* 2018 E Solana Drive – the owner has completed the removal of the African Sumac trees and has ground the stumps.

Motion by Mary: Approve the bid of $1,850 from Pete Von Knorring to rebuild the fence at 2018 E Solana Dr. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

* Facia board repairs – a bid from Copperwood Construction has been received.
* Stucco work on completed walls – update - partial completion
* Removal of the oleanders at 2026 E Solana Dr – HOA responsibility
1. Homeowners with landscape problems preventing HOA access to home repair and creating potential damage to walkways and foundations – Update?
* 1724 S River – African Sumac Trees between the fence and side of the house – update – trees are removed, removal of the stumps needs to be verified.
* 1718 S Torre Molinos – Multiple palm trees growing inside the pony wall causing potential damage to the pony wall – update?

Discussion: 2 letters have been sent with no response. Becky will talk to Jen to see what was included in the letters.

* 1733 S Shannon – Mexican Palm Tree and Cat’s claw to the roof tiles – nothing done yet

Discussion: Becky will also discuss letter with Jen for this home.

* 2133 E Margarita – Olive tree inside front wall creating walkway uplift, potential damage to the foundation and a fire hazard - removed
* 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 – olive tree removed but not Cat’s Claw

Discussion: Send another letter regarding the cat claw.

* 1533 S River – Volunteer mulberry tree inside the fence blocks access by the HOA to maintain the wall and has invasive roots creating potential damage to the foundation and water/sewer lines. When the mulberry tree is removed, Sean Carter requests the board’s formal motion to rescind the violation. – update – the mulberry tree has been removed.

Motion to Mary: The landscape violation at 1533 S River is cured and no longer in effect. Seconded by Becky.

Vote: Unanimous

Resolved: Motion carried

1. Tree Doctors sprayed 58 olive trees at @ $40 each for $2,320 on Wednesday, 3/19/2024.

Motion by Mary: Approve the Tree Doctors invoice of $2,320 for olive tree spraying on 3/19/2024. Seconded by Becky.

Vote: Unanimous

Resolved: Motion carried

Discussion: We need to do a new count to make sure we have the correct number for current number of palm trees and olive trees.

1. Landscape problems – HOA responsibility – Amanda will be soliciting bids for the removal of the plants at the following addresses.
* 1718 S Torre Molinos – oleander bush outside the back wall has caused damage 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
* New - Small palm tree in the common area by the clubhouse and dead trees on the south side of the clubhouse should be removed by the HOA

11. Expenses paid $600 and under:

| Contreras Roofing $100 Extra for facia materials |
| --- |
| Pentair Intelliflo Display Screen $250 |
| Quickbooks Online - $524.29 |

1. Bids passed by email votes:

| Noel's bid of $1,200 for stucco repair at 2026 E Solana and walls at 2160 E Rosarita  |
| --- |
| Pete Von Knorring invoice of $1,118 for electrical path wiring. |
| Noel's bid of $2,700 to stucco the new walls at 2021 E Solana, 2017-2019 E Solana, 2022 E Solana, 1810 S Shannon, 1808 S Shannon and 2018 E Solana. |
| Contreras Roofing invoice of $750 for minor roof repairs at 1720 S River. |
| Contreras Roofing bid of $3260 for the roof at 1912 S Shannon |
| Contreras Roof bids of $3,500 for 1604 S River and $3,000 for 1905 S Shannon |

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

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

Vote: Unanimous

Resolved: Motion carried

Minutes Prepared by: Becky Diebel

Next Meeting: April 18th, 2024 at 6:45pm