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

**Minutes**

Thursday January 18th, 2024 -7:00 PM

Members Present: Andrew Mangold, Matt Trink, Mary Valikai, Jenifer Houman, Rhonda Oliver

Member’s Absent: Cody Heffner, Becky Diebel

Maintenance Manager: Amanda Towler - Absent

This meeting was held via teleconference in accordance with *A.R.S* Statute, 33-1248. Open Meetings.

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

Vote: Unanimous

Resolved: Motion carried

**Board of Directors Meeting –**

1. **Call to Order**
2. **January 18th, 2024 meeting minutes were approved on 1/21/2024 via email**
3. **Homeowners’ Forum –** Sean Carter would like a copy of the 2024 Budget passed at the January 18th, 2024 meeting. A copy will be sent via email.
4. **Current Business**
5. **Financial –**

* American Family Insurance has sent us a quote which doubles our insurance cost from $48,391.79 to $109,611.29. Our agent Gerald Sajor is making inquiries for us to see if there are any discounts available.
* We have requested a quote from Misty Virgil of State Farm Insurance.
* We have asked Victoria Turns of Priority Insurance Associates for a 2024 quote. Last year, our request for a quote was rejected due to the fact that a significant number of balconies in our community fail to meet the International Building Code requirements. Nine balconies were rebuilt last year in the middle section of our complex as part of the paint project. Eight more balconies must be rebuilt to the International Building Code requirements, seven on Rosarita and one on Torre Molinos.
* Discussion: It’s important to rebuild the remaining eight balconies to keep our insurance options open. Copperwood Construction will be asked to submit a bid soon.

Other Items:

* Maricopa County Assessor Tax Parcel Consolidation – no update
* Advance Reserve Solutions reserve study – no update

1. **Current Business**
2. The community meeting held on February 1st, 2024 generated community interest and approximately 20 homeowners attended. The prevailing comments from board members is for the HOA board to procure additional bids to redo the Sanos pool before a final decision. Any redo of the Sanos pool will require a special assessment. The HOA board needs a timeline to move forward.

Special Assessment requirements from the CC&Rs Article VII sections 3 & 4

* Notice of the first special assessment in person meeting is sent to all homeowners 30-60 days ahead of the meeting date.
* The first in person meeting for a special assessment requires the assent of 96 homeowners either in person or by proxy.
* If the first in person meeting fails to generate the approval of 96 homeowners, a second in person meeting can take place within 30-60 days of the first meeting.
* The second in person meeting for a special assessment requires the assent of 48 homeowners either in person or by proxy.

1. A garbage can audit by the City of Tempe found that the 3 pool garbage cans have been picked up for free for the last 50 years. If we want garbage pickup at our 3 pools, a commercial rate of $45.57 per month for each 96 gallon can will be charged. That is an extra $1,640.52 for the year.

Discussion: Do we pay a monthly charge for garbage can pickup at the pools or is there an alternative? Perhaps the board can buy rolling garbage cans for the pools and ask the landscaping company to remove the garbage once a week for an additional cost.

1. Sanos Pool-next steps, do we wait to see what insurance for 24/25 will be? A timeline is necessary to solidify a plan going forward.
2. Tempe Grant Bid-location for trees – The grant deadline is April 22nd. Rhonda, Amanda and Andrew will walk the complex with a Google earth map to designate tree locations. The City of Tempe arborist will give us feedback on the types of trees for different locations. The City of Tempe wants to reduce the heat island effect. The trees must be planted within 6 feet of driveways, walkways or streets.
3. Parking spot removal in front of 1638 Torre
   1. Homeowner has requested that the spot be painted over and removed to allow access to the walkway that goes to their front door. Homeowner contacted the City who said that the City does not have restrictions against the spot being removed.

Discussion: The City of Tempe doesn’t have any jurisdiction over the private roads of Las Brisas. The CC&Rs notes that parking can temporarily be restricted but parking spots are part of the original design by the developer and may not be removed. Parking is scarce on our streets and removing parking spots would adversely affect many homeowners.

1. SRP Power Distribution project clean up – no update.
2. Paint Project Update – needed repairs

* 2018 E Solana Dr Fence repair & homeowner violation for trees on fence line - The owner David Bee has been unresponsive to phone calls from Amanda. The board set a new deadline for compliance, 2/29/2024. A certified letter as well as an email will be sent to the homeowner.
* 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 – NO Update.

* 1724 S River – African Sumac Trees between the fence and side of the house
  + Contacted board, working out a timeline
* 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
  + Contacted board, working on getting bids, will discuss timeline
* 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
  + Contacted board, said it will be done soon
* 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. When the mulberry tree is removed, Sean Carter requests the board’s formal motion to rescind the violation.
  + Contacted board and said they will remove the tree

1. Stop sign is no longer on River-will we replace? Andrew will walk the complex and look for missing stop signs which can be locally obtained.
2. 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 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

1. Architectural Committee
   1. The owners of 2160 E Rosarita request a gate be installed in the back wall which previously no gate.

Motion: To approve the architectural request for a new gate installation in the back wall of 2160 E Rosarita.

Vote: Unanimous

Resolved: Motion carried

Motion: Approve the Pete Von Knorring bid of $675 to repair the front gate repair at 2160 E Rosarita

Vote: Unanimous

Resolved: Motion carried

Motion: Approve the Pete Von Knorring bid of $3,754.04 for the wall replacement minus the back gate at 2160 E Rosarita

Vote: Unanimous

Resolved: Motion carried

1. Expenses paid $600 and under:

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| --- |
| Home Depot one tree & bush planted at 1905 S Shannon |
| Letters sent certified mail $25.40 |
| CDC Pools $530.00 for leak assessment at the Sanos Pool |
| Irrigation Tech 1/22 & 1/29 $450 |
| Seven C's Pump Shaft Seal Kit and Impeller Repair $320 |
| Home Depot irrigation parts and black top patch $412.45 |

1. Bids passed by email votes:

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| --- |
| 3 Amigos bid of $920 to remove 5 stumps |
| bid of $5,500 from Contreras Roofing to repair the roof at 2127 E Margarita Dr |
| bid of $2,200 from Contreras Roofing to repair the roof at 1822 S River Dr |
| $725 invoice from David Dinelli for Irrigation Repairs on 2/5, 2/6 & 2/9. |

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

Motion by Matt to adjourn the regular session at 7:40 pm. Seconded by Andrew

Vote: Unanimous

Resolved: Motion carried

Minutes Prepared by: Mary Valikai

Next Meeting: March 21st, 2024 at 6:45pm