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

**Minutes**

Thursday June 19th, 2025- 7:00 p.m

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Members Present: Becky Diebel, Sean Carter, Mary Valikai,, Jess Whitfield, Tom Tait, Rhonda Oliver

Members Absent:,, Cody Heffner

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Meeting ID: 233 166 053 038 8

Passcode: NH7FL9gP

\*Please note: Times listed next to agenda items are guidelines meant to improve meeting flow with the purpose of leaving time for all agenda items to be addressed within the meeting\*

**Board of Directors Meeting –**

1. **Call to Order**

Motion from Rhonda to start regular session at 7:03pm. Seconded by Becky

Vote: Unanimous

Resolved: Motion carried

1. **May 15th, 2025 meeting minutes were approved on 05/19/25 via email**
2. **Priority Business**
   1. Sanos Pool - City of Tempe requirements for filling in the pool (10 min)
      * 1. The demolition site plan and other documents have been submitted to the City for the demolition permit. The documents will be reviewed by the City within 7-10 days.

Discussion The Sanos pool was cited for water waste and we were instructed to make repairs or drain the pool by 6/18 originally. We have slightly more leeway now that we in process. Due to the extent of damage and issues at the pool, the pool could not be salvaged and will be removed. A civil engineer will certify the compaction of soil for the pool.

* + - 1. The Imperial Excavating Scheduled start date is 7/10/2025.

Discussion: This is contingent on getting the demo permit. Imperial will be responsible for draining the pool.

* + - 1. Discussion: When should the pool be closed? 6/30 or 7/7?

If we close the pool at the end of June we can save on pool cleaning in July. We are asking if we can pay for a partial month of cleaning from Space Rangers for the Sanos pool.

In order to say costs on water loss, we will close the pool immediately and chain the gate. Autofill will be turned off.

We will send emails to everyone we have contact addresses for to inform them about the closure of the pool. We will also put a sign on the pool.

* 1. Overview of plans for temporary replacement of Sanos pool with grassy area (10 minutes)

Discussion: In order to submit our demo plan and get a permit we must submit a plan for the next steps. Imperial will leave an open dirt space and we cannot leave it that way. Due to needing to have an immediate solution, we have come up with a simple plan to add a green space with a combo of xeriscape and grass. Rhonda has provided a drawing of this plan. Space will be about 2700 sq feet. we would add about 2100 sq ft of grass and 600 sq ft of xeriscape. We would also add bushes and trees.

We will send an email blast with as much information as possible about next steps and rough timelines.

* 1. Tree & green space management (10 minutes)

Discussion: Board is aware of issues with trees and green spaces and we are working on a more concrete plan to improve green areas and convert to xeriscape where needed.

* 1. Updates on property management bids (5 min)

Discussion: No update at this time

* 1. Roof Inspection Plan and next steps - update (5 min)

Discussion: Mary talked to the owner of Contras Roofing and asked for an inspection of a homeowner requested roof. The roof was past warranty and it was not clear if one area of concern was caused by rain damage or something else. We are still working to figure out a plan for inspection of all roofs or select roofs to be more preventative about maintenance. We have not received a full report back yet for the inspected roof. We would like to seek a quote for how much an inspection or group of inspections will cost.

* 1. **Maintenance Update and Review of work completed by maintenance manager since last meeting (5 minutes)-**
* Elevated Landscaping’s bid to trim some of our olive trees passed – started on 2/14/2025 – 3 olive trees remain – no update.
  1. **Homeowners Forum(10 minutes)**

Karen: Asked about tree limb that came down. We are scheduled to have the branch removed. She also asks about having her gutters looked at. Pete can look at it.

Sybil: Asks about large vehicles parked in driveways. She also brings up pots and other items on walls which are a violation of our CC&Rs.

Jessie: Lights by Shannon pool: Paul is coming to look tomorrow to see if we can find and fix the issue before we look into more extensive replacement. We will add a notice to the website about this.

1. **Discussion Items Time Permitting**
   1. Amanda has completed the application for the Las Brisas HOA’s participation with the City of Tempe’s pilot project called WaterFluence. WaterFluence is 3 rd party software that tracks detailed water usage through data provided by the City of Tempe’s water meters. We will be able to quickly spot and respond to irrigation leaks.
2. **Motions, Expenses, and Updates since last meeting** 
   1. Expenses paid $600 and under:

* Radley's $400 Additional Crane Fee
* Elevated Landscaping $200 Fertilization
* 3's Amigos Olive Tree Branch $120
* 3's Amigos dying Palo Verde Tree Removal $550
* WIX Software 3 yr License Fee $459.21
* City of Tempe Demo Permit $61.55
* Certified Mail $16.74
* Pete Von Knorring Shannon pool gate repair $150
  1. Motions passed via email vote:
* The $2,050 bid from Elevated Landscape Services for the aeration of the turf areas of Las Brisas
* 1638 S Torre Molinos Request to store Airstream Photo Booth in their driveway until 6/06/2025
* 3's Amigos $750 bid to remove the broken palm tree at the Shannon pool
* Noel's $4,250 Stucco Bid for the new brick walls
* $958 Bid from PinPoint Leak Detection for River Pool & Spa Repairs
* Imperial Excavating $33,040 bid remove and fill in the Sanos pool
* $980 bid from 3's Amigos to remove the clubhouse Palo Verde Trees

1. **Adjournment**

Motion from Rhonda to end regular session at 8:04pm. Seconded by Becky

Vote: Unanimous

Resolved: Motion carried

Minutes Prepared by: Becky Diebel

Next Meeting: 07/17/25