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

**Minutes**

Thursday April 21st, 2022 - 7:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/87311812604?pwd=Tm9lcWl3OHNMaVVnYjJhbGJvY2JIdz09>

Meeting ID: 873 1181 2604

Passcode: 575577

Members Present: Mary Valikai, Becky Diebel, Rhonda Oliver, Johnny Cesaretti, Jack Confer, Matt Trink, Johnny Cesaretti.

Members Absent: Jonathan Watkins,

Others Present: Dick, Mark

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 7:03. Seconded by Rhonda Oliver.

Vote: Unanimous

Resolved: Motion carried

**Board of Directors Meeting –**

* **Call to Order**
* **March 17th, 2022 meeting minutes were approved on 03/21/2022 via email**
* **Homeowners’ Forum –**

Edward C looking for contractor to help with interior work.

* **Maintenance Update -**

Mark has been working on setting up new drip lines to plants on Broadway which has been more challenging than expected. 16 new plants were planted on Broadway. Rock still needs to be pushed back. Mark has made a list of stucco repairs that we need but the contractor we planned to work with has backed out.

* **Current Business**
  1. Bids for pool fixes

Discussion: We have not received any additional bids. Mark will send a follow up on the bid we have received tomorrow.

* 1. Pitched window deterioration at 1633 S River.

Discussion: Mark is going to build a frame around the window, paint it, and put it up.

* 1. Wall repair 1805 S Torre Molinos and 2146 E Rosarita.

Discussion: Got a bid for $3510 for 2146. We are still waiting for a bid for 1805 but the wall has been measured. Need a new bid that does not include stucco on the interior of the walls. We can get a bid from T&T.

* + - 1. Responsibility for painting interior of wall?-this is a homeowner responsibility.
  1. Eucalyptus trees – do we remove/trim before the summer monsoons?

Discussion: Eucalyptus on Sanos is damaging a wall with its roots. This tree could pose a risk to nearby homes. The Eucalyptus on Torre Molinos is also damaging the path and could damage homes. We should get a bid for the removal of those two Eucalyptus. Dick will also work on cutting out dead branches that could also damage homes during monsoons.

* 1. Paint Project

Discussion: 2 carports need to be replaced and 1 balcony needs to be replaced on Sanos before those homes can be painted. We need a new vendor to replace Organic Construction for repair carports. Dick is working with a new company for bids.

* 1. Website conversion

Discussion: Matt will work on it.

* 1. Spring Newsletter content

Discussion: Palm tree trimming will not be extended to homeowners. BugOff pest control wants to advertise. New plants on Broadway, new sign. Volunteers or new board member.

* 1. HOA Financial Audit/ presentation from vendor?

Discussion: Can be discussed by board members at a later time.

* 1. Reserve account funds

Discussion: Board will further discuss adding funds to the reserve.

* 1. Independent Contractor contracts

Discussion: Will be addressed in executive session.

* 1. Visible trash cans in yards and carports are returning

Discussion: Dick will post notices on cans.

* **Previous Business –** 
  1. 2021/2022 Grant Wrap Up

Discussion: Final packet of info has been submitted for the 2021/2022 grant cycle and we will get our reimbursement.

* 1. Broadway Spruce Up

Discussion: Rhonda is painting the wrought iron, see above for more updates. We need more rock for the front.

* **Committee Reports** 
  1. Finance –
* Butler Hansen completed the audit and recommended a reserve study. They also submitted the HOA tax return. The Management Representation letter affirming the audit results was signed and returned.

Discussion: A reserve study is a good idea in the future but may need to be tabled due to high costs at this time. Goal will be to set aside money in the reserve to set aside money to pay for reserve study. We will revisit in the late summer to see where the budget lies. In the meantime we can find out how much the reserve will cost.

* 1. Landscaping –
  2. Maintenance –
* Motions passed via email:

| Adopted a rule stating only owners current with their dues can rent and keep an RV Lot space |
| --- |
| T&T Bid to trim palm trees for $4300 |

* 1. Roof Maintenance-
* Plans for roof clean off-any update?
  1. Architecture
  2. Rules and Violations –
  3. Newsletter-
* **Adjournment**

Motion by Rhonda Oliver to adjourn the regular session at 8:03pm. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

Minutes Prepared by: Becky Diebel

Next Meeting: May 19th at 7pm