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

**Minutes**

Thursday May 19th, 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: None

Others Present: 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 7:09. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

**Board of Directors Meeting –**

1. **Call to Order**
2. **April 21st, 2022 meeting minutes were approved on 04/25/2022 via email**
3. **Homeowners’ Forum –**
4. **Maintenance Update -**

Tree on Sanos is down. There are a lot of leaks in sprinkler system.Pathway lights are not working in some areas. Johnny got bids today for wall repair/replacement.

1. **Current Business**
   1. Eucalyptus removal

* The tree on the path between Rosarita and Sanos
* The tree at the intersection of Torre Molinos and Shannon
* The tree in the Margarita Circle which is almost ½ dead.

Discussion: The tree between Rosarita and Sanos and the one on Margarita are the two worst trees. Dick was supposed to get a bid for Euc removal. Mark will contact Radley’s about removal of Rosarita tree and get opinions on others.

* 1. Pitched window deterioration at 1633 S River-update

Discussion: Rhonda will work on getting in contact with owner to have them help with window repair.

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

Discussion: Johnny has a tentative bid for around $1900 per wall.

* 1. Paint Project – Next homes or wait until after monsoon?

Discussion: Will most likely need to wait until after the monsoon since we still need bids for carports and other repairs.

* 1. Website conversion-status update on conversion to new website

Discussion: We will work on moving things over now that we have a new hosting site selected.

* 1. Authority of the HOA board to adopt Rules and Regulations per the CC&Rs Article IV, Section 14.
* Reasonable regulations concerning the use of the lots, common area and facilities to be used in common may be made and amended from time to time by the Board of Directors of the Association; provided, however, that all such regulations and amendments thereto shall be approved by not less than a majority of the members of the Association before such shall become effective.
* In the Bylaws Article VII Powers and Duties of the Board of Directors, Section 1. Powers. The Board of Directors shall have the power to:
  + - adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;
* In the Bylaws Article VIII, Amendments, Section 2 states:
  + - In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.
  1. Motion to post the corrected rule list to the Las Brisas website –

I propose we post the corrected rule list which removed any rule not identified in the CC&Rs or Maricopa County ordinance or City of Tempe ordinance to the Las Brisas website and include it in the New Homeowner Packet.

Motion from Mary to post the corrected rule list which removed any rule not identified in the CC&Rs or Maricopa County ordinance or City of Tempe ordinance to the Las Brisas website and include it in the New Homeowner Packet.

Discussion: The current revised version of the Rules and Regs includes items that fall under the City of Tempe or Maricopa County law but cannot and will not be enforced by the HOA as these items are not listed in our CC&Rs. These will be split into separate documents before posting to provide more clarity to homeowners and the current and future boards as to the role of the HOA.

Vote: Nay by Johnny, Becky, Rhonda, and Jack.

Resolved: Motion Failed.

Discussion Part 2: We can fine for things that are addressed in the CC&Rs only. Architectural violations can be fined.

1. **Previous Business –** 
   1. Visible trash cans in yards and carports are returning-notices need to be posted
2. **Committee Reports** 
   1. Finance –
   2. Landscaping –
   3. Maintenance –

* Motions passed via email:

| Bid of $1,750 from Bolanos Pools for a rebuild of the 2 HP Booster Pump for Spa therapy jets |
| --- |
| Bid of $1,400 from Bolanos Pools for a new sand filter. |

* 1. Roof Maintenance-
* Plans for roof clean off-any update?
  1. Architecture
* 1822 S Shannon-the information provided about termite damage does not explain why windows were moved and wall was removed without prior approval.
  1. Rules and Violations –
  2. Newsletter- Ready to go, waiting to post on new website.

1. **Adjournment**

Motion by Matt Trink to adjourn the regular session at 8:10 pm. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

Minutes Prepared by: Becky Diebel

Next Meeting: June 16th at 7pm