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

**Minutes**

Thursday July 17th, 2025- 7:00 p.m

.

Members Present: Becky Diebel, Sean Carter, Mary Valikai,Tom Tait, Cody Heffner

Members Absent:, Jess Whitfield, Rhonda Oliver,

[Join the meeting now](https://teams.microsoft.com/l/meetup-join/19%3Ameeting_MmQzMWQ5ZjktMmVkOC00NjkzLWE1YWUtMmE4N2ZkMzgzNWVi%40thread.v2/0?context=%7b%22Tid%22%3a%22fbe4a0cd-69ea-41e6-b5bf-7c6d7c935e75%22%2c%22Oid%22%3a%2279e313b5-0cae-4441-9358-e121bc3cdf99%22%7d)

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 Becky to move the meeting into regular session at 7:02. Seconded by Tom

Vote: Unanimous

Resolved: Motion carried

1. **June 19th, 2025 meeting minutes were approved on 06/23/25 via email**
2. **Priority Business**
	1. Sanos Pool Demolition is Complete (5 minutes)
		* + Sanos Pool – Imperial Excavating completed the Sanos pool removal and the pool cavity is filled with dirt and compacted. The final inspection is for the demo permit must wait for paperwork which may take 3-4 weeks.
			+ Space Ranger Pool’s monthly charge for River & Shannon will be $1,100 per month, **a $500 a month price drop.**  The Sanos pool pump will be saved for future use.

Discussion: The lights along the path near the pool are no working due to wires being cut when the wall was removed. Pete and Paul will reconnect the lights. Pete and Paul will look at electric and if we cannot fix it quickly we will buy temporary solar lights for the path.

* 1. Future of Sanos Pool Space (5 minutes)
		+ - Meeting timeline to discuss future plans for space?

Discussion: Budget at this time will not allow for larger renovation of the area and a large project will not occur this year. A special assessment would likely be needed if we wanted to replace the area with something that required major renovation.

* + - * The HOA is compiling the necessary pdf documents to file a Minor Development Plan Review Application. The City of Tempe application process will issue a permit to convert the Sanos pool site to a green space. The permit application costs $943.

Discussion: This process will include shade trees and plants along with sod and we will need to submit how we will perform water conservation.

* + - * Pete Von Knorring bid of $2,500 to remove the fence at the Sanos pool. Portions of the fencing will be saved to repair gates and other fencing throughout the complex. Motion required.

Motion: Becky from Becky to Accept Pete Von Knorring’s bid of $2,500 to remove the fence at the Sanos Pool. Second: Tom

Vote: 5 total votes in favor, one abstained

Resolved: Motion carried

* 1. Updates on property management bids (10 min)

No update

* 1. Roof Inspection Plan and next steps - update (5 min)
		+ - Total cost to repair all roofs inspected is $30,250 across 7 homes (see below for full details)

Discussion: 1533, 1718, 1802 are the three most extensive areas of damage and Mary proposes that these should be done first. 1822 River will also likely have a request for repairs after sale.We have spent $30,000 of $10000 roof budget at this time. We hope to save money by fixing all roofs now and prevent further maintainance or expenses in the future.

**ROOF INSPECTION RESULTS:**

Address Date of Inspection Cost Fixes

**1634 S Torre Molinos** 7/2/2025 **$2,500.00** Install new underlayment & flashing on 30lb deck

**1802 S River** 7/2/2025 **$6,000.00** R&R tile decks

**1718 S River** 7/2/2025 **$6,400.00** Repair and Recoat garage & flat roof - R&R front side tile deck

**1714 S River** 7/2/2025 **$4,500.00** R&R West Side Tile deck and reseal the flat roof along the stucco wall & various roof penetrations

**1511 S River** 7/2/2025 **$850.00** R&R Cracked or missing tiles, secure/replace missing sidewall flashing and plumbing pipe

**1521 S River** 7/2/2025 **$2,500.00** Install/replace missing sidewall flashing - repair and recoat the foam roof

**1533 S River** 7/2/2025 **$7,500.00** R&R 2 Tile Decks and reseal the flat roof along the stucco wall

**Grand Total $30,250.00**

Motion by Mary to approve the bid from Contreras Roofing for $30,250 for roof repair of seven roofs. 1634 Torre Molinos for $2500, 1802 S River for $6000, 1718 River for $6400, 1714 River for $4500, 1511 S River for $850, and 1521 S River for $2500. Second by Becky

Vote: 5 total votes in favor, one abstained

Resolved: Motion carried

* 1. Update from strategic planning committee on discussion of new entrance sign for complex (5 min)

Discussion: Entrance signs are faded and old and need to be replaced. Signs such as no soliciting, no trespassing, neighborhood watch. Sean will make a proposal for new signs.

* 1. Tree & green space management (10 minutes)
		+ - Multiple homeowners planting their own plants in common areas
			- Requests from homeowners to cover black plastic

Discussion: We will reach out to homeowner who planted plants and state that she needs to submit a plan to the architecture committee.

We will add more rock at the same time that we are completing the green space at the pool. We will make a list of homeowner requests for this issue and we will audit areas that need rock.

* 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. A promise to complete the job has been received.

REPORT FROM AMANDA:

**Completed:**

* Leaks at the River Pool have been repaired.
* All walls redone over the past 4 months have been stuccoed and are ready for paint.
	+ Fascia and carport areas have been added to the upcoming paint areas
* The Sanos Pool has been fully demolished and filled in.

**In Progress / Pending:**

* Received a $2,500 bid to remove columns, fencing, and walls around the Sanos Pool area.
* Contras Roofing inspected 7 roofs and provided bids for each.
* Irrigation contractor is scheduled to visit tomorrow to measure and provide a bid for the new Green Spa area.

**Thoughts:**

* Get more Pool furniture for the other two pools, to make it more appealing to sit at the other pools.
* Also, maybe we should get a flood light at the River pool because someone keeps sleeping and pooping by the River Pump Room, and I've been having to pick up the poop. I feel like if we have a motion light/ fake camera there, maybe they won't sleep there
	1. **Homeowners Forum(10 minutes)**

Sarah: wants to know when the sprinklers on River will be modified for more water to make the grass look better. That area was turned off for the pool removal but they will be turned back on soon.

1. **Financial**
	1. Insurance considerations – From Consumer reports - policy increases are due to:
		* + A 40% hike in labor and costs for building materials
			+ A Rise in natural disasters in the U.S. over the past decades – costing $1 billion + dollars
			+ Reinsurance has doubled between 2017-2023 – reinsurance is coverage that insurance companies buy to cover their own risks
			+ HOA Insights – the HOA insurance market had a troubling 2025 1st quarter and may react to 2nd quarter statistics causing rates to either go up or stabilize
2. **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.

Discussion: No update at this time.

* 1. ABS AZ Backflow Specialist LLC has completed the City of Tempe required annual testing of our 5 backflow preventers. One of our backflow preventers is marginal and may need a repair in one or two years.

Discussion: testing was completed for backflow preventer this month.

1. **Motions, Expenses, and Updates since last meeting**
	1. Expenses paid $600 and under:
* Dog Waste Bags From Amazon $139.44
* Golf Cart Tow Jack Confer $150
* Padlock & Landscape Plants Rhonda Oliver $65.66
* City of Tempe $33.45 Additional Demo permit Fee
* Certified Mail $11.16
* Space Ranger Pools $400 Chlorine Tablets
* Contreras Roofing $350 1616 S Torre Molinos
* Contreras Roofing $500 1516 S River
* ABS AZ Backflow Specialist $375 Annual Backflow Testing
* Noel Roberto Mendivil Quintero $500 - Additional stucco walls
	1. Motions passed via email vote:
* $740 invoice from Jesus Sprinkler LLC for the repair of a main line leak, 2 smaller leaks and replacement of pop-up sprinkler heads
* $680 invoice from Pete Von Knorring to repair the Shannon path lights and landscape lighting for the Las Brisas Sign on River and Broadway
* 3's Amigos tree trimming invoice of $650 at 1525 S River.
1. **Adjournment**

Motion from Becky to end regular session at 8:00pm. Seconded by Mary.

Vote: Unanimous

Resolved: Motion carried

Minutes Prepared by: Becky Diebel

Next Meeting: 08/21/25