

Las Brisas Home Owner's Association

Board Meeting Minutes: March 17th 2016

7:00 PM – Las Brisas HOA Clubhouse

Members Present: Holly Wutz, Dale Wutz, Mary Valikai, Tom Tait, Cathy Masella and Charlie Miller

Members Absent: Ed Brown

Maintenance Manager: Ryan Nevitt (absent)

Guests: Rhonda Oliver, Doug Ryan, Angel Stewart and Pat Rogers

Call to Order:

Motion from Cathy Masella: To start the meeting. Seconded by Tom Tait

Vote: Unanimous

Resolved: Motion carried

Reading and Approval of Minutes:

Motion from Tom Tait: To approve the minutes from February 18th 2016. Seconded by Cathy Masella.

Vote: Unanimous

Resolved: Motion carried

Current Business:

Discussion: The police report from the traffic accident will become available 10 days after the accident date. Ryan is sick and unable to supply any details. It will be discussed at the next meeting.

Discussion: Ed Brown has resigned from the board. Angel Stewart would be a good candidate.

Motion from Dale Wutz: To elect Angel Stewart as Member at Large for the 2016 HOA board. Seconded by Cathy Masella.

Vote: Unanimous

Resolved: Motion carried

Homeowner's Forum:

Discussion: Another homeowner witnessed a person living at 1725 River throwing trash out of their car into the roadway. The homeowner of 1725 River will be fined.

Discussion: The unused van sitting in the driveway of 1831 Torre Molinos Circle has been moved.

Discussion: A letter will be sent to the owner of 1809 Shannon regarding the parked camper with an electrical extension cord running from the camper to the garage.

Landscaping:

Discussion: We are waiting for official landscape company bids from 3 companies

Discussion: The landscape committee has met twice and defined some quick and long term improvements.

Quick Improvements:

1. Hire a landscape maintenance company to replace the current one or two individuals doing the work.
2. Convert a few small common grassy areas to rock and desert-adapted shrubs such as the grass islands at the ends of River Drive and Margarita Drive, and the narrow strips along the walkway back by Rosarita Circle.
3. Convert the grass areas within the Sanos pool to artificial turf or rock
4. Remove the volunteer palms tearing up the wall at the back of Rosarita Drive.
5. Remove the Euc at the end of Sanos Drive which is compromising the water lines.
6. Re-home the river rock in the drainage area so the grass can be mowed.

Long Term Improvements:

1. Create rock borders along all community areas where the grass abuts the stucco thereby helping to preserve the stucco and paint and reducing water/lawn maintenance.
2. Overhaul the Shannon pool area converting the grass areas to artificial turf or rock. Remove/fill the old Jacuzzi in the strip next to the pool.

Discussion: The olive trees were sprayed. Last year's board authorized 11 Aleppo pines to be planted this spring.

Finance:

Discussion: The audit has moved forward and extensions filed so we are good with the IRS.

Maintenance:

Discussion: The balcony and carport roof paint project on Shannon is complete.

Discussion: On more than one occasion, Ryan was denied access to inspect the balcony at lot #126, 2137 E Margarita Drive. A letter will be sent to the homeowner stating that access must be granted within 10 days or else the homeowner will become responsible for the balcony.

Discussion: Roof bids of \$426 at Lot 24, 2141 E Rosarita Dr and \$1,943 at lot 25, 2145 E Rosarita drive were tabled until the April board meeting.

Discussion: Tom suggested the owners of 1634 and 1638 Torre Molinos be fined for consistently keeping their trash cans on the street instead of moving them to their private yards.

Discussion: The maintenance committee has met twice and is getting bids to fix the stucco and paint areas of the first 4 houses on the east side of River/Broadway and the clubhouse. When other homeowners see the improved look of this section, they may become motivated to have the rest of the complex improved.

Legal:

Discussion:

Action: (list any action to be taken by whom and by when)

Architecture:

Discussion:

Action: (list any action to be taken by whom and by when)

Future Agenda Items: Roof repairs for Lot 24 and Lot 25.

Adjournment:

Motion by Dale Wutz: To adjourn made at 7:50 PM. Seconded by Cathy Masella.

Vote: unanimous

Resolved: Motion carried

Next Meeting: April 21st, 2016 – 7:00 pm – HOA Clubhouse

Minutes Prepared By: Mary Valikai.