

Las Brisas Home Owner's Association

Board Meeting Minutes: May 19th 2016

7:00 PM – Las Brisas HOA Clubhouse

Members Present: Holly Wutz, Dale Wutz, Mary Valikai, Tom Tait and Angel Stewart

Members Absent: None

Maintenance Manager: Ryan Nevitt

Guests: Linnie Rose, Rachel Smith, Sean Carter and Doug Ryan

Call to Order:

Motion from Tom Tait: To start the meeting. Seconded by Holly Wutz.

Vote: Unanimous

Resolved: Motion carried

Reading and Approval of Minutes:

Motion from Tom Tait: To approve the minutes from April 21st 2016. Seconded by Mary Valikai.

Vote: Unanimous

Resolved: Motion carried

Current Business:

Discussion: Two vacancies are open on the board. Both Rachel Smith and Sean Carter have expressed interest in serving in the open positions.

Motion from Tom Tait: To nominate Rachel Smith and Sean Carter to the open positions on the 2016 HOA board. Seconded by Holly Wutz.

Vote: Unanimous

Resolved: Motion carried

Discussion: Open bathrooms at the clubhouse pool have been subject to vandalism. Tearing out the women's bathroom would allow space to enlarge the office. The men's bathroom would remain but its use would be limited to clubhouse functions. No other pool in the complex has access to bathrooms.

Motion from Tom Tait: To restore the men's bathroom to working order for use by clubhouse meetings. Seconded by Holly Wutz.

Vote: Unanimous

Resolved: Motion carried

Homeowner's Forum: N/A

Landscaping:

Discussion: Received a Treetek bid for \$3,650 to remove and grind the stump of 4 dead or dying eucalyptus trees located at 1717 S Torre Molinos, 1634 S Torre Molinos, 1724 S River and Sanos.

Motion from Tom Tait: To accept the TreeTek bid of \$3,650 to remove 4 eucalyptus trees. Seconded by Angel Stewart.

Vote: Unanimous

Resolved: Motion carried

Discussion: The cost of each 15 gallon Aleppo pine from Moon Valley Nursey is \$99 unplanted and \$130 planted. Tom Tait remembers the planting sites from last year. This coming fall the planting sites will be reviewed and the Aleppo pines purchased for planting. Approval of the Aleppo pine project was passed by the 2015 Las Brisas HOA board. Doug Ryan will work with Tom on this project.

Discussion: Hiring additional labor for landscaping maintenance will address many landscape issues. For example, additional manpower will allow for "in house" replacement of valves in the irrigation control boxes instead of bidding the work to outside vendors. Small paint jobs can also be completed. A bid of \$1,690 per month from Arizona Restoration Builders for 30 hours a week of landscape labor was received.

Motion from Tom Tait: To accept the Arizona Restoration Builders bid of \$1,690 per month to supply 30 hours per week of additional landscape labor. Seconded by Mary Valikai.

Vote: Unanimous

Resolved: Motion carried

Completed: An additional leak was found and repaired near the mail boxes by the clubhouse to fix the water pooling problem.

Valves have been replaced in seven irrigation control boxes by TriScape Landscaping and Sprinklers. TriScape was also able to locate and dig up a missing box.

Finance:

Discussion: A check for \$125 was received from the City of Tempe as restitution for the 2015 graffiti incident.

Maintenance:

Discussion: Bids have been received for balcony and roof repairs at the following locations.

Lot 126, 2137 E Margarita \$1,180 – balcony repair

Lot 21, 2127 E Rosarita \$1,180 – balcony repair

Lot 21, 2127 E Rosarita \$876 – damaged storage room roof

Lot 12, 1815 Torre Molinos \$376 – damaged storage room roof

Lot 222, 1804 Shannon \$1,677 – tree damaged roof

Motion from Tom Tait: To accept the repair bids for Lot 126 - \$1,180, Lot 21 - \$1,180, Lot 21 - \$876, Lot 12 - \$376 and Lot 222 - \$1,677. Seconded by Holly Wutz

Vote: Unanimous

Resolved: Motion carried

Discussion: The painting project needs attention. An estimate to repair and paint the first four units on the east side of River and Broadway is desired. Averaging the cost of four different models should approximate an average cost for each unit throughout the complex. Ongoing maintenance for the paint project should become a line item in the budget.

Discussion: A bid was received from Arizona Restoration Builders for \$1,130 to rebuild, re-stucco and paint a damaged wall at 1502 S River Dr. Another bid of \$1,600 for the same work was received from Just Right Masonry.

Motion from Tom Tait: To accept the bid for \$1,130 from Arizona Restoration Builders for wall repair at 1502 S River Road. Seconded by Holly Wutz

Vote: Unanimous

Resolved: Motion carried

Discussion: Bids from 3 vendors to replace the metal fencing at the Shannon pool have been received. Ironman Pool Fence LLC bid \$6,307, Arizona Restoration Builders bid \$6,350 and Kurt's Iron Pool Fencing bid \$5,215. Kurt's Iron Pool Fencing replaced the clubhouse pool fence in 2010.

Motion from Tom Tait: To accept the bid for \$5,215 from Kurt's Iron Pool Fencing to replace the metal fencing at the Shannon pool. Seconded by Sean Carter.

Vote: Unanimous

Resolved: Motion carried

Completed: Painting of the balcony at 1911 Shannon has been completed.

The damaged fence on NW side of River and Broadway has been repaired and painted.

Legal:

Discussion: N/A

Architecture:

Discussion: N/A

Future Agenda Items

Adjournment:

Motion by Tom Tait: To adjourn made at 7:47. Seconded by Holly Wutz.

Vote: unanimous

Resolved: Motion carried

Next Meeting: June 16th 2016 – 7:00 pm – HOA Clubhouse

Minutes Prepared By: Mary Valikai.