

Las Brisas Home Owner's Association

Board Meeting Minutes: June 16th 2016

7:00 PM – Las Brisas HOA Clubhouse

Members Present: Holly Wutz, Dale Wutz, Mary Valikai, Tom Tait, Sean Carter, Rachel Smith and Angel Stewart

Maintenance Manager: Ryan Nevitt

Guests: Tom Brace, Karrie Porter Brace and Doug Ryan

Call to Order:

Motion from Tom Tait: To start the meeting. Seconded by Angel Stewart.

Vote: Unanimous

Resolved: Motion carried

Reading and Approval of Minutes:

Motion from Tom Tait: To approve the minutes from May 19th, 2016. Seconded by Mary Valikai.

Vote: Unanimous

Resolved: Motion carried

Current Business:

Discussion: Sections near the clubhouse and on the opposite side of the street were dug up by Century Link to improve cabling connections used by phone and cable service. The repairs are complete but the phone line to the HOA office is disconnected.

Action: Ryan will contact Century Link to reconnect the HOA phone line and also inquire about available phone line service inside the clubhouse. If the clubhouse phone line is active, a speaker phone could be purchased for use at board meetings.

Homeowner's Forum:

Discussion: Tom Brace said the HOA is eligible for the City of Tempe Neighborhood Grant Program and that maybe the money can be used for painting. However, a check of the City of Tempe website states: "**Homeowners' association and multi-housing community requests should be for enhancements only and may not be for maintenance projects covered in annual budgets such as entry gates, roofing repair, common ground and pool maintenance, painting and road repair for private roads**". "**Previous grant projects include, but are not limited to: energy conservation, security lighting, traffic calming, landscape and beautification, park improvements, signage, ADA improvements and art projects.**"

Action: Dale will research the possibilities.

Landscaping:

Discussion: The additional landscape maintenance person approved in the May meeting started at the end of May.

Discussion: An email vote to trim the palm trees passed and the work is completed.

Completed: The removal of four eucalyptus trees has been completed by Treetek.

Discussion: Doug Ryan would like prior notification before any more eucalyptus trees are removed. He suggests trimming of the tree crowns before the August monsoon to reduce potential damage to the trees. Treetek could prioritize the tree crowns needing trimming so the board could decide which trees to trim immediately. Treetek hasn't given us the four promised trees. The board would like this issue addressed.

Discussion: Tom Brace would like Treetek to identify a time when the palm trees in the private yards could be trimmed. If enough people request palm tree trimming, the individual cost might be reduced.

Finance:

Discussion:

Action:

Maintenance:

Discussion: The email votes for roof bids of \$1,331 for Lot 247 at 1622 S. River and \$905 for Lot 259 at 1512 S. River were passed by board members.

Discussion: A list of needed specifications for the redo of the clubhouse bathroom/office enlargement project need to be identified before bids can be received.

Discussion: The board would like to get painting bids on the four homes on the east side of River near the stoplight. The Home Depot at the Riverview shopping center in Mesa has information on file for the paint shades used at Las Brisas. The Behr Premium Plus Ultra exterior paint sold at Home Depot is a top rated brand by Consumer Reports. Sean will change the Las Brisas website to indicate compatible paint can be purchased by homeowners at the Riverview Home Depot location.

Discussion: Roof bids for \$1,278 and \$1,025 for Lot 208 at 1918 Shannon have been received. One bid is for the home and the other for the garage.

Motion from Holly Wutz: To accept the roof bids of \$1,278 and \$1,025 for Lot 208.
Seconded by Mary Valikai.

Vote: Unanimous

Resolved: Motion carried

Discussion: Shannon pool fence permits for \$312 have been turned in for processing. The project is started and the county will not issue fines. The actual start date for the new fencing may be 6 weeks away. Tom Brace would like to have a second pool gate. The bid which passed at the May 19th board meeting specifies one gate. Any bid changes would need to be finalized before the next board meeting.

In Process:

- Roof repair bids approved at the May 19th meeting
- New metal fencing at the Shannon pool

Completed:

- New motion light for the RV Lot
- 1502 River wall repair

Legal:

Discussion:

Action:

Architecture:

Discussion: Tom Brace, owner of Lot 11, would like to remove the trapezoid window in his living room and replace it with wallboard and stucco. The window permits excessive heat transfer to the living room.

Motion from Dale Wutz: To allow for the requested architectural change requested by Tom Brace. Seconded by Rachel Smith.

Vote: Unanimous

Resolved: Motion carried

Future Agenda Items:

Adjournment:

Motion by Holly Wutz: To adjourn made at 7:45. Seconded by Rachel Smith.

Vote: unanimous

Resolved: Motion carried

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

Minutes Prepared By: Mary Valikai.