

# Las Brisas Home Owner's Association

Board Meeting Minutes: July 21<sup>st</sup>, 2016

7:00 PM – Las Brisas HOA Clubhouse

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

**Members Absent:** Angel Stewart

**Maintenance Manager:** Ryan Nevitt

**Guests:** Doug Ryan, Darlene Rider, Cesar Acosta and Meagan Cryer

## **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 Holly Wutz: To approve the minutes from June 16<sup>th</sup>, 2016. Seconded by Tom Tait.

Vote: Unanimous

Resolved: Motion carried

## **Current Business:**

### **Homeowner's Forum:**

### **Landscaping:**

**Discussion:** Treetek submitted a bid to trim congested crowns of five eucalyptus trees at about \$500 each, with the total at \$2,445. The board would like Treetek to commit in writing its promise to replace cut down trees with new trees. The boards new tree count is 20 promised trees.

Motion from Holly Wutz: To approve the Treetek bid of \$2,445. Seconded by Rachel Smith.

Vote: Unanimous

Resolved: Motion carried

**Discussion:** The effort to coordinate tree trimming in private yards is a dead issue. Next year, Treetek will put out fliers to homeowners who might want their palm trees trimmed when the HOA has contracted with Treetek for palm tree trimming.

**Discussion:** The landscape in the swamp area is dry and the automatic sprinkling system has power issues. A new electrical line needs to be run from the Sanos pool to the sprinkling system in the swamp. Ryan will solicit bids.

**Discussion:** The sprinkler system for xeriscape area at Shannon and Solana needs review. There is a water line leak near the base of the eucalyptus tree across from 2022 E Solana Drive. The pine tree, lanatana and Mexican Bird of Paradise plants look water stressed. If the board supplies an inexpensive 75 foot hose, Mary Valikai will deep the water the lysiloma and pine trees once a month.

**Finance:**

**Discussion:** The HOA tax returns for 2015 are completed, filed and mailed.

**Maintenance:**

**Discussion:** An email vote for one gate at the Shannon pool passed.

**Discussion:** Holly, Dale and Ryan will meet to decide plans for the clubhouse bathroom/office expansion project.

**Discussion:** The cost estimate to paint and repair stucco for each of the 4 units on the east side of River close to the clubhouse is \$1,500 - \$2,000 per unit.

**Discussion:** Century Link ran a temporary above ground phone line from their connection point to the clubhouse.

**Discussion:** Roof bids of \$1,484 for Lot 270 at 1529 S River and \$5,990 + \$1,260 for lot 42 at 2177 E Sanos were reviewed.

Motion from Rachel Smith: To approve roof bids of \$1,484 for Lot 270 and \$5,990 + \$1,260 for Lot 42. Seconded by Holly Wutz

Vote: Unanimous

Resolved: Motion carried

**Discussion:** Patio cover repair bids of \$980 for lot 8 at 1831 S Torre Molinos and \$865 for lot 208 at 1918 S Shannon were reviewed.

Motion from Rachel Smith: To approve patio cover repair bids of \$980 for Lot 8 and \$865 for Lot 208. Seconded by Mary Valikai.

Vote: Unanimous

Resolved: Motion carried

**Discussion:** A bid of \$4,650 was received to repair the stucco work on the Shannon pool fence. A decision was postponed to a later date. In the meantime, water lines hitting the stucco can be moved away from the fence.

**Discussion:** Gravel is needed to complete a xeriscaping in the easement of residence. Buying 10 tons at once will save \$100 on delivery.

Motion from Dale Wutz: To approve the purchase of 10 tons of gravel. Seconded by Rachel Smith.

Vote: Unanimous

Resolved: Motion carried

**Completed:** May and June roof bid work. New metal fencing at the Shannon pool.

**Legal:**

**Architecture:**

**Future Agenda Items:** Doug Ryan to discuss his plan for tree planting sites. Ryan Nevitt to discuss his plan for watering the swamp.

**Adjournment:**

Motion by Holly Wutz: To adjourn made at 7:55. Seconded by Rachel Smith.

Vote: unanimous

Resolved: Motion carried

**Next Meeting:** August 18<sup>th</sup>, 2016 – 7:00 pm – HOA Clubhouse

**Minutes Prepared By:** Mary Valikai.