

Las Brisas Home Owner's Association

Board Meeting Minutes: August 18th, 2016

7:00 PM – Las Brisas HOA Clubhouse

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

Members Absent: Sean Carter

Maintenance Manager: Ryan Nevitt

Guests: Doug Ryan and Cesar Acosta

Call to Order:

Motion from Holly Wutz: To start the meeting. Seconded by Rachel Smith

Vote: Unanimous

Resolved: Motion carried

Reading and Approval of Minutes:

Motion from Tom Tait: To approve the minutes from July 21st, 2016. Seconded by Angel Stewart.

Vote: Unanimous

Resolved: Motion carried

Current Business:

Homeowner's Forum:

Landscaping:

Discussion: Ryan received 2 disparate estimates on the cost to repair the line from the Sanos pool to the controllers in the swamp. One estimate quoted \$1,800 - \$2,000 and the other estimate quoted \$5,600. He will get a 3rd estimate from another vendor.

Discussion: Not enough water is delivered via the drip lines to the afghan pine and other plants in the xeriscape area at Shannon and Solana. This zone needs to be evaluated for irrigation problems. The plants in this section have been watered by garden hose on 3 occasions prior to the August board meeting.

Discussion: Tom and Doug will meet with Lance in September to identify designated planting sites for the promised free trees. The exact number of trees needs to be decided. Afghan pines should be planted in grass and not xeriscape areas.

Completed: The tree crown trimming by Treetek is complete. The check is on hold until the number of free trees is decided.

Finance:

Discussion: The painting project needs a financial plan. Holly will review the budget so the board can determine the best way forward at the September and October board meetings.

Maintenance:

Discussion: Once the details of the clubhouse bathroom/office expansion project are decided, a bid will be finalized.

Discussion: The painting project to paint the 4 units on the east side of River can be completed before the end of the year per the board's decision.

Discussion: Ryan will work on a blanket plan to offer to homeowners desiring a remodel of their atrium bathroom windows.

Discussion: At a future date, Century Link will bury the temporary phone line for the HOA phone. Outdated phone equipment will be removed.

Discussion: A bid for \$4,650 from Arizona Restoration Builders was received to repair the stucco fence at the Shannon pool.

Motion from Dale Wutz: To accept the bid for \$4,650 from Arizona Restoration Builders. Seconded by Rachel Smith

Vote: Unanimous

Resolved: Motion carried

Completed:

The patio covers identified at the July board meeting have been repaired.

As of the August board meeting, all July roof repairs have been completed except for 1529 River. Completion of the roof at 1529 River is expected by August 22nd, 2016.

Legal:**Architecture:**

Future Agenda Items: (list any suggested agenda items that are to be tabled for the next meeting)

Adjournment:

Motion by Tom Tait: To adjourn made at 6:59. Seconded by Dale Wutz.

Vote: unanimous

Resolved: Motion carried

Next Meeting: September 15th, 2016– 7:00 pm – HOA Clubhouse

Minutes Prepared By: Mary Valikai.