

Las Brisas Home Owner's Association

Board Meeting Minutes: September 15th, 2016

7:00 PM – Las Brisas HOA Clubhouse

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

Members Absent: Tom Tait

Maintenance Manager: Ryan Nevitt

Guests: Melissa Robichaud, Jen Cesaretti, Rhonda Oliver and Doug Ryan

Call to Order:

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

Vote: Unanimous

Resolved: Motion carried

Reading and Approval of Minutes:

Motion from Rachel Smith: To approve the minutes from August 18th, 2016. Seconded by Holly Wutz.

Vote: Unanimous

Resolved: Motion carried

Current Business:

Discussion: As of the board meeting, all current board members except Tom Tait have requested their names be placed on the ballot for the 2017 HOA board.

Discussion: A community wide garage sale should be organized for October.

Discussion: Dina said the AOL Internet service is not used in the office and should be removed. The AOL password has been lost and Dale will research how to remove AOL service. If Cox would provide a residential account to the HOA, it might be worthwhile to switch phone and internet service to Cox. But a business account costs too much money.

Homeowner's Forum:

Discussion: Rhonda Oliver requested the eucalyptus in front of her home at 1804 S River be removed. A lead arborist for the City of Phoenix said the tree is diseased 30 feet up from the base. Ryan will get a quote for its removal.

Discussion: Jen Cesaretti of 2152 E. Rosarita said the failing sprinklers have caused the grass to die. She would like the sprinklers repaired and winter grass be planted.

Motion from Rachel Smith: To use \$500 from the landscape budget to seed dead areas on Rosarita with winter grass. Seconded by Holly Wutz.

Vote: Unanimous

Resolved: Motion carried

Landscaping:

Discussion: Ryan received a 3rd estimate on the cost to repair the line from the Sanos pool to the controllers in the swamp from TriScape for \$1,475.26. TriScape is the company which switched out several irrigation valves last spring.

Motion from Dale Wutz: To approve the Irrigation Repair Proposal from TriScape for \$1,475.26. Seconded by Holly Wutz.

Vote: Unanimous

Resolved: Motion carried

Discussion: Not enough water is delivered via the drip lines to the plants in the xeriscape area at Shannon and Solana. This zone needs to be evaluated for irrigation problems. The pine tree is dead and should be removed.

Discussion: Treetek will supply 10, 5 gallon trees, to fulfill its previous promise of free trees. The HOA will accept the compromise and is requesting 5 Palo Brea and 5 Mesquite trees for the swamp. Payment to Treetek for the tree crown trimming bid is forthcoming.

Discussion: TriScape submitted a tree trimming proposal for \$4,554.55 to remove two trees at 2148 and 2164 Sanos Dr. It also includes trimming and shaping trees at 1601 Torre Molinos, 1916 River and 1929 Shannon. Two 15 gal trees will be planted to replace the two trees removed.

Motion from Dale Wutz: To approve the Commercial Tree Trimming Proposal from TriScape for \$4,554.55. Seconded by Holly Wutz.

Vote: Unanimous

Resolved: Motion carried

Discussion: Site selection to plant afghan or Aleppo pines continues in the planning stage. It's unclear whether the previously planted pine trees are afghan or Aleppo pines. The discussion talking points included what kinds of trees should be planted, (native or nonnative) and how much water each type of pine tree uses. The University of Arizona Cooperative Extension Service identifies afghan pines as low to moderate water users and Aleppo pines as moderate water users.

Finance:

Discussion: Holly presented a proposed 2017 budget with new dues at \$200 a month in comparison to the 2016 budget. The \$200 a month assessment would budget 16 homes each year to be repaired and repainted. It would take 10 years for the entire complex to be painted.

Maintenance:

Discussion: Work has started on the clubhouse bathroom/office expansion project.

Discussion: The service electric panel at the Sanos pool needs to be repaired.

Discussion: An email vote to repair 2 balconies and 6 roofs passed.

Discussion: Stucco repair on the Shannon pool fence will begin the week of September 19th.

Discussion: A bid for \$2,280 to repair patio roofs at 1725 S Torre Molinos and 1601 S River was reviewed.

Motion from Dale Wutz: To approve the roof bids from Arizona Restoration Builders for \$2,280. Seconded by Holly Wutz.

Vote: Unanimous

Resolved: Motion carried

Discussion: Roof bids of \$860 for Lot 8 at 1831 S Torre Molinos and \$1,810 for lot 144 at 1601 S River and \$1,331 for Lot 250 at 1608 S River were reviewed.

Motion from Dale Wutz: To approve the roof bids from Roofing Consultants of Arizona for \$860, \$1,810 and \$1,331. Seconded by Rachel Smith.

Vote: Unanimous

Resolved: Motion carried

Legal:**Architecture:**

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

Adjournment:

Motion by Dale Wutz: To adjourn made at 8:06. Seconded by Rachel Smith.

Vote: unanimous

Resolved: Motion carried

Next Meeting: October 20th, 2016– 7:00 pm – HOA Clubhouse

Minutes Prepared By: Mary Valikai.