

Las Brisas Home Owner's Association

Board Meeting Minutes: October 20th, 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: Doug Ryan, Tom Brace, Karrie Porter Brace and residents of 2131 Rosarita

Call to Order:

Motion from Rachel Smith: To start the meeting. Seconded by Mary Valikai

Vote: Unanimous

Resolved: Motion carried

Reading and Approval of Minutes:

Motion from Rachel Smith: To approve the minutes from September 15th, 2016.
Seconded by Sean Carter.

Vote: Unanimous

Resolved: Motion carried

Current Business:

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

Discussion: Phone and internet service from Cox does not supply a distinctive ring. We can't use them as our provider.

Homeowner's Forum:

Discussion: The resident of 2131 Rosarita has maintenance issues with some of the stucco on the outside walls. He was advised to fill out a maintenance request form. Problems with the grass will be addressed.

Painting Project:

Discussion: Sean said the HOA could complete the painting project over 5 years using a combination of an increase in dues and current reserves. Ryan will divide the complex into 5 groups of 30 – 32 units. It is possible to complete painting the homes on lots, 201, 202, 203 and 204 by the end of the year.

Motion from Sean Carter: To paint the units on lots 201, 202, 203 and 204. Seconded by Rachel Smith.

Vote: Unanimous

Resolved: Motion carried

Finance:

Discussion: Raising the dues by \$10 or \$15 per month was discussed. A raise of \$15 would better position the HOA to complete the painting project in 5 years.

Motion from Sean Carter: To raise the monthly dues by \$15 a month to a total of \$205 each month for each unit. Seconded by Dale Wutz.

Vote: Sean, Mary, Angel and Rachel voted in favor. Holly voted no.

Resolved: Motion carried

Landscape:

Discussion: Not enough water is delivered via the drip lines to the plants in the xeriscape area at Shannon and Solana. Evaluation of this zone is forthcoming.

Discussion: Repair of the line from the Sanos pool to the swamp is ongoing. Water will be turned on Friday, October 21st, 2016.

Discussion: Triscape will begin work on the awarded tree trimming bid Friday, October 21st, 2016.

Completed: Planting of 8 trees supplied by Treetek is complete.

Maintenance:

Discussion: Work on the clubhouse bathroom/office expansion project will begin at the end of November.

Discussion: Roof bids of \$876 for Lot 134 at 1729 S Shannon, \$876 for Lot 144 at 1601 S River, \$876 for Lot 15 at 1725 S Torre Molinos and \$2,409 for Lot 271 at 1533 S River were reviewed.

Motion from Rachel Smith: To approve the roof bids from Roofing Consultants of Arizona for Lot 134 - \$876, Lot 144 - \$876, Lot 15 - \$876 and Lot 271 - \$2,409. Seconded by Mary Valikai.

Vote: Angel, Holly, Rachel and Mary voted in favor. Sean abstained.

Resolved: Motion carried

Completed: Stucco repair on the Shannon pool fence and the wall at 1831 Torre Molinos. Balcony, patio and roof repairs approved at the September HOA board meeting.

Legal:

Architecture:

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

Adjournment:

Motion by Rachel Smith: To adjourn made at 7:50. Seconded by Angel Stewart.

Vote: unanimous

Resolved: Motion carried

Next Meeting: November 17th, 2016– 7:00 pm – HOA Clubhouse

Minutes Prepared By: Mary Valikai.