

# Las Brisas Home Owner's Association

Board Meeting Minutes: March 16<sup>th</sup>, 2017

7:00 PM – Las Brisas HOA Clubhouse

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

**Members Absent:** Tom Tait

**Maintenance Manager:** Ryan Nevitt

**Guests:** Tom Story and Mary Wagner

**Call to Order:**

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

Vote: Unanimous

Resolved: Motion carried

**Reading and Approval of Minutes:**

Motion from Rachel Clark: To approve the minutes from February 16<sup>th</sup>, 2017. Seconded by Dale Wutz.

Vote: Unanimous

Resolved: Motion carried

**Current Business:** None

**Homeowner's Forum:** Tom Story presented a list of vehicles he described as being in violation of the Rules and Regulations in the area near 1529 S River. One of the vehicles, a truck is over  $\frac{3}{4}$  ton and it violates the Recreational Vehicles rule. Dale will write a letter to the owner.

Mary Wagner requested an update on the timeline for completion of the painting of her home. Due to unforeseen circumstances, the painters had to stop work on the project. Ryan will have an update for Mary Wagner by 2:00 PM on 3/17/17 and expects the painting to start again on Monday, 3/20/17. Rachel will follow up with Mary on Monday.

**Landscaping:**

**Discussion:** Ryan walked the property with TriScape and identified/marked locations for 9 new trees. One of the trees planted will replace a tree removed by accident last week. TriScape will set up a schedule and plant the trees in the coming weeks.

**Discussion:** No update is available for the tree planting project headed up by Tom Tait and Doug Ryan.

**Discussion:** The irrigation controller box on the opposite side of the path next to the Gazebo needs to be reworked. The timer is inconsistent.

**Discussion:** An additional 8 hours of landscape work per week would allow for the completion of some seasonal landscape maintenance and other small maintenance tasks.

Motion from Mary Valikai: To approve an additional \$104 per week for 8 more hours of work by the landscaping team. Seconded by Angel Stewart.

Vote: Unanimous

Resolved: Motion carried

**Completed:** Stump grinding is completed. Removal of the dead pine tree on Margarita Circle and a small spindly tree near 1533 S River is completed.

#### **Finance:**

**Discussion:** The Mar 2<sup>nd</sup> email vote approved another year of Farmers Insurance at \$39,770.

#### **Maintenance:**

**Discussion:** The Mar 6<sup>th</sup> email vote approved the paint project plan to complete 3 homes a month in 2017 unless modified by the board later in the year.

**Discussion:** The paint project is currently working on the next 3 homes on the west side of River Drive beginning with lot 227, 1836 S River.

**Discussion:** Roof bids for lot 270 – 1529 S River (\$2,236), lot 257 – 1522 S River (\$960), lot 8 – 1831 S Torre Molinos (\$5,868), lot 155 – 2118 E Margarita (\$5,868) and lot 20 – 1703 Torre Molinos (\$4,160, \$1,597 and \$876 ) were reviewed.

Motion from Holly Wutz: To approve the roof bids from Roofing Consultants of Arizona for Lot 270 - \$2,236, Lot 257 - \$960, Lot 8 - \$5,868, Lot 155 \$5,868 and Lot 20 - \$4,160, \$1,597 and \$876 . Seconded by Rachel Clark.

Vote: Unanimous

Resolved: Motion carried

**Discussion:** The Mar 2<sup>nd</sup> email vote on roof bids for Lot 158: 1710 Torre Molinos (\$376), Lot 236 1724 River (\$2,138), Lot 224: 1916 River (\$4,992), Lot 255: 1530 River (\$326), Lot 258: 1516 River (\$780), Lot 259: 1512 River (\$326) and Lot 263: 1505 River (\$2,036) was passed by board members.

**Discussion:** Work on the clubhouse bathroom/office expansion project has been on hold. Work on the drains, finish work on the floor and wiring will begin next month.

**Discussion:** Doug Ryan submitted a maintenance request to re-route his water access point to its original location. The water spigot was moved about 15 years ago when the block walls were installed. The board is not responsible. This issue should have been addressed 15 years ago when the change was made.

**Discussion:** The new owner of 2151 E Sanos is requesting a letter from the board stating the replacement of doors and windows is the home owner's prerogative and not in violation of the

CC&Rs. Home Depot does not want to start the project without the letter. Holly will draft a letter.

**Work in progress:** The roof bids approved in the Mar 2<sup>nd</sup> email vote, paint detail work on the last balcony and irrigation controller rebuild.

**Completed:** Minor pool repairs, the board approved roof repairs, most of the balcony painting and patio cover/balcony repair - all discussed at the February meeting.

**Legal:**

**Architecture:** Other homes in Las Brisas were built with unusual venting solutions and are part of the original architecture.

**Adjournment:**

Motion by Dale Wutz: To adjourn made at 7:35. Seconded by Rachel Clark.

Vote: unanimous

Resolved: Motion carried

**Next Meeting:** April 20<sup>th</sup>, 2017– 7:00 pm – HOA Clubhouse

**Minutes Prepared By:** Mary Valikai.