

# Las Brisas Home Owner's Association

Board Meeting Minutes: April 20<sup>th</sup>, 2017

7:00 PM – Las Brisas HOA Clubhouse

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

**Members Absent:** Sean Carter

**Maintenance Manager:** Ryan Nevitt

**Guests:** Tom Story and Doug Ryan

**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 March 16<sup>th</sup>, 2017. Seconded by Dale Wutz.

Vote: Unanimous

Resolved: Motion carried

**Current Business:** None

**Homeowner's Forum:** Tom Story requested an update on the parking problem near the RV lot. One car has been towed. Others have been ticketed with stickers. The owner of the boat in the RV lot has moved leaving the boat behind. Ryan will get it towed leaving an extra space available for an oversized vehicle.

Doug Ryan, owner of 1511 S River is getting his house ready for sale. He has two maintenance requests which are being reviewed.

**Landscaping:**

**Discussion:** Tom Tait will call nurseries on Monday to get trees ordered for the tree planting project headed by Tom and Doug.

**Discussion:** The irrigation zone encompassing 2018 Solana and part of the green belt by the clubhouse has brown spots. Ryan will review and possibly switch out sprinkler heads or re-route water lines.

**Discussion:** A bid from TriScape for \$1,886.76 was received for removal of the eucalyptus located at 1633 S River. Roots from the eucalyptus is pushing up the driveway by 4 inches. After the tree is removed, a portion of the driveway will be repaired.

Motion from Tom Tait: To approve the TriScape bid of \$1,886.76 for removal of the eucalyptus at 1633 S River. Seconded by Rachel Clark.

Vote: Unanimous

Resolved: Motion carried

**Completed:** TriScape has planted its promised trees throughout the complex.

A new solenoid was installed in the irrigation controller box on the opposite side of the path next to the Gazebo. This zone is working order.

#### **Finance:**

**Discussion:**

#### **Maintenance:**

**Discussion:** As of the meeting, nine homes have been completed in the painting project since January 2017. The homes on Lots 33, 34 and 35, will be completed in May. Work on the next three homes will begin the first Monday in June at the entrance of Shannon and Broadway.

**Discussion:** New light fixtures under the Shannon gazebo could save money with lighting and maintenance cost.

Motion from Tom Tait: To install new flood lights under the gazebo near the Shannon pool. Seconded by Angel Stewart.

Vote: Unanimous

Resolved: Motion carried

**Discussion:** Roof bids for lot 17 – 1717 S Torre Molinos (\$760), lot 129 – 2127 E Margarita (\$2,236), lot 213 – 1902 S Shannon (\$760) and lot 227 – 1836 S River (\$1,650) were reviewed.

Motion from Tom Tait: To approve the roof bids from Roofing Consultants of Arizona for Lot 17 - \$760, Lot 129 - \$2,236, Lot 213 - \$760 and Lot 227 - \$1,650. Seconded by Angel Stewart.

Vote: Unanimous

Resolved: Motion carried

**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 in 2 weeks.

**Discussion:** Gold graffiti letters were painted on the red curb by the Shannon path. Ryan repainted the curb and has started the repainting of all the curbs beginning at River and Broadway.

**Completed:** Roof bids approved at the March 16<sup>th</sup> meeting.

#### **Legal:**

#### **Architecture:**

**Adjournment:**

Motion by Tom Tait: To adjourn made at 7:35. Seconded by Holly Wutz.

Vote: unanimous

Resolved: Motion carried

**Next Meeting:** May 18<sup>th</sup>, 2017– 7:00 pm – HOA Clubhouse

**Minutes Prepared By:** Mary Valikai.