

Las Brisas Home Owner's Association

Board Meeting Minutes: May 18th, 2017

7:00 PM – Las Brisas HOA Clubhouse

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

Members Absent:

Maintenance Manager: Ryan Nevitt (absent)

Guests: Doug Ryan

Call to Order:

Motion from Sean Carter: To start the meeting. Seconded by Tom Tait

Vote: Unanimous

Resolved: Motion carried

Reading and Approval of Minutes:

Motion from Tom Tait: To approve the minutes from April 20th, 2017. Seconded by Angel Stewart.

Vote: Unanimous

Resolved: Motion carried

Current Business:

Homeowner's Forum: Dylan Jones, owner of 1515 S. River Dr. would like the oleander tree removed because his dog got sick from eating the seeds. Everyone agreed to have the oleander tree removed.

Sean Carter would like the failing stucco wall shielding the transformer on Torre Molinos removed. Everyone agreed to have the stucco wall removed.

Landscaping:

Discussion: Tom Tait said that Triscape will give us the best bid to finish planting new trees.

Discussion: TriScape will remove of the eucalyptus located at 1633 S River on Thursday, May 25th, 2017. Roots from the eucalyptus are pushing up the driveway by 4 inches. After the tree is removed, a portion of the driveway will be repaired.

Completed: A new solenoid was installed in the irrigation controller box which irrigates part of the green area near the clubhouse and the lawn at 2018 E Solana. A new sprinkler head was also installed.

Finance:

Discussion:

Maintenance:

Discussion: The patio cover at 1511 S. River needs to be repaired. A bid from Arizona Restoration Builders for \$1,140 was received.

Motion from Tom Tait: To accept the bid from Arizona Restoration Builders to remove and replace the patio cover at 1511 S River for \$1,140. Seconded by Sean Carter.

Vote: Unanimous

Resolved: Motion carried

Discussion: Next Wednesday, May 24th, 2017, an electrician will rewire the Shannon gazebo and install new light fixtures.

Discussion: Work on the clubhouse bathroom/office expansion project has been on hold. Work on the drains, finish work on the floor and wiring has not been scheduled.

Discussion: We are running out of roof tiles and no vendor has been found who can match our roof tile color and material. Rachel and her husband will check in Nogales to see if a vendor can customize production of roof tiles to match ours.

Work in progress: The homes on Lots 33, 34 and 35 scheduled in May for the painting project will be completed before Memorial day.

Curb painting will resume next week on Shannon.

Work continues on previously approved roof repairs.

Completed:

Legal:

Architecture:

Adjournment:

Motion by Tom Tait: To adjourn made at 7:25. Seconded by Sean Carter.

Vote: unanimous

Resolved: Motion carried

Next Meeting: June 15th, 2017– 7:00 pm – HOA Clubhouse

Minutes Prepared By: Mary Valikai.