

Las Brisas Home Owner's Association

Board Meeting Minutes: June 15th, 2017

7:00 PM – Las Brisas HOA Clubhouse

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

Members Absent: Dale Wutz and Tom Tait

Maintenance Manager: Ryan Nevitt (absent)

Guests: none

Call to Order:

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

Vote: Unanimous

Resolved: Motion carried

Reading and Approval of Minutes:

Motion from Rachel Smith: To approve the minutes from May 18th, 2017. Seconded by Holly Wutz.

Vote: Unanimous

Resolved: Motion carried

Current Business:

Discussion: Vandalism occurred at the clubhouse pool and adjacent street lights. The pool skimmer was damaged to the point of unusability. Light bulbs were broken, stolen and unscrewed in the lights lining the sidewalk near the clubhouse pool. Pool users continue to bring glass bottles to the pool, a breach of the Maricopa County Health Code Regulation. Our pool cleaner has also found broken glass bottles. Las Brisas can receive a warning from the Maricopa County Pool Inspector for violations which can also result in pool closures. The pools at Las Brisas are Semi-Public which requires the HOA to maintain a license and pool users must comply with the pool rules.

Action: Holly will see if the skimmer can be locked up. Mary will call the Tempe Police for extra patrols on the weekends. Rachel will research the viability of pool gates with electronic key entry. Electronic keys would identify which residents are using the pool. It's similar to the electronic keys issued by hotels. Ryan will get some quotes for electronic keys. Perhaps a camera in the pump room would help identify the perpetrators.

Homeowner's Forum:

Landscaping:

Discussion: The tree planting project headed by Tom and Doug is tabled until September.

Discussion: TriScape's removal of the eucalyptus located at 1633 S River is delayed. 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.

Discussion: Summer is the time to barely trim the bushes. All the top leaves are needed to shade the branches and prevent them from getting scorched by the sun. Bushes can die from over trimming and high heat.

Discussion: A bid for \$4,500 to trim the palm trees was received from Treetek.

Motion from Rachel Smith: To approve the \$4,500 palm tree bid by Treetek. Seconded by Mary Valikai.

Vote: Unanimous

Resolved: Motion carried

Finance:

Discussion:

Maintenance:

Discussion: Painting of the homes on lots 208, 209 and 210 at the Shannon entrance has been started.

Discussion: An email vote approved the roof repairs for Lot 152 at 1630 S Torre Molinos for \$1,060 and 2 repairs for Lot 236 at 1724 S River for \$2,937 and \$1,320.

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: The City of Tempe passed a new ordinance in April 2017 requiring the installation of a back flow assembly by the end of July. A list of vendors was supplied with the letter. Rachel will check at her work for a vendor recommendation.

Discussion: The vendor in Nogales gets all their roof tiles from Phoenix. So far, no vendor has been found who can match our roof tile color and material.

Discussion: Roof cleaning is done Spring and Fall. Mary stated that the corner of her garage roof is full of leaves. Was it cleaned and more leaves fallen? Ryan will review the issue.

Work in progress: Curb painting.

Completed: New LED light fixtures have been installed at the Shannon Gazebo, a huge improvement over the old lights. The new lights will save Las Brisas time and money.

Legal:

Architecture:

Adjournment:

Motion by Rachel Smith: To adjourn made at 7:40. Seconded by Angel Stewart.

Vote: unanimous

Resolved: Motion carried

Next Meeting: July 20th, 2017– 7:00 pm – HOA Clubhouse

Minutes Prepared By: Mary Valikai.