

Las Brisas Home Owner's Association

Board Meeting Minutes: August 17th, 2017

7:00 PM – Las Brisas HOA Clubhouse

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

Members Absent: Tom Tait

Maintenance Manager: Ryan Nevitt

Guests:

Call to Order:

Motion from Sean Carter: To start the meeting. Seconded by Angel Stewart.

Vote: Unanimous

Resolved: Motion carried

Reading and Approval of Minutes:

Motion from Angel Stewart: To approve the minutes from July 20th, 2017. Seconded by Sean Carter.

Vote: Unanimous

Resolved: Motion carried

Current Business: Garbage can violations

Discussion: Holly devised a simple sign with a checklist of 3 options for the most common garbage can violations to be placed on those garbage cans by Ryan as necessary. Fines will follow for failed compliance.

Homeowner's Forum: The slats on the patio roof on Sean Carters home are damaged and need replacing. The new slats will be wooden 1 by 2s which can be sealed and painted. Replacement old metal slats aren't available.

Landscaping:

Discussion: A new bid for \$9,393.10 from Tree Doctors identifies three eucalyptus trees for removal located at 1633 S River, the swamp and on Torre Molinos half way between River and Sanos. The bid includes stump grinding.

Motion from Holly Wutz: To approve the Tree Doctors bid of \$9,393.10 for removal and stump grinding of 3 eucalyptus trees. Seconded by Rachel Smith.

Vote: Unanimous

Resolved: Motion carried

Discussion: The landscape crew will scale back the trimming of bushes during the hot weather. In the fall, two dead bushes will be removed and replaced with Lantana.

Discussion: Summer storms felled one eucalyptus in the swamp and a large eucalyptus branch caused damage to a carport.

Finance:

Discussion:

Maintenance:

Discussion: Painting of the Shannon homes on lots 4, 5 and 6 will begin the 3rd week in September.

Discussion: The RV lot is filled to capacity. The right side will be blocked off for the HOA's tools and supplies needed for maintenance.

Discussion: Sean will create a PDF of the maintenance request for the Las Brisas website.

Discussion: Curb painting and the clubhouse bathroom/office expansion project will start again in September.

Discussion: A house needing roofing repairs away from the street view will have the back half replaced with new tile which doesn't exactly match the current tile at Las Brisas. The current tile is no longer manufactured. Rachel will post a request on Craigslist for tile which might match ours. Perhaps someone is replacing all the old tile on their home with new.

Discussion: Previously approved roof repairs are in progress.

Discussion: The 1633 S River driveway repair is on hold until the eucalyptus tree can be removed.

Completed: Backflow valves required by the City of Tempe to protect the water supply. The carport repair on Lot 40. Painting/repair of the homes on lots, 1, 2 and 3.

Legal:

Architecture:

Adjournment:

Motion by Sean Carter: To adjourn made at 7:30. Seconded by Angel Stewart.

Vote: unanimous

Resolved: Motion carried

Next Meeting: September 21st, 2017– 7:00 pm – HOA Clubhouse

Minutes Prepared By: Mary Valikai.