

Las Brisas Home Owner's Association
Board Meeting Minutes: September 21st, 2017
7:00 PM – Las Brisas HOA Clubhouse

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

Members Absent: Rachel Clark and Sean Carter

Maintenance Manager: Ryan Nevitt

Guests:

Call to Order:

Motion from Tom Tait: To start the meeting. Seconded by Holly Wutz.

Vote: Unanimous

Resolved: Motion carried

Reading and Approval of Minutes:

Motion from Tom Tait: To approve the minutes from August 17th, 2017. Seconded by Angel Stewart.

Vote: Unanimous

Resolved: Motion carried

Current Business: The garbage can notices have been effective. Fewer cans are in violation. A log will be kept of repeat offenders which may result in fines for the homeowner.

Homeowner's Forum: The residents of lot 28 are waiting for a roof repair. Staff turnover at our vendor, Roofing Consultants of Arizona has caused a delay to repair damaged roofs. A new person has been assigned and Ryan is working with him. The company is currently working on one of the damaged roofs.

The residents also inquired about the status of a maintenance request to repair a broken downspout.

Water pipes on Rosarita may be leaking. Standing water exists at the curved end of Rosarita. The sprinkler timers are not working properly.

Landscaping:

Discussion: Mary will work Ryan on the fall trimming of bushes and also a list of landscape projects in progress.

Discussion: Another leak by the mailboxes on the clubhouse side of River has been identified. No progress update at this time.

Completed: Tree Doctors removed 3 eucalyptus trees, one at 1633 S River and the other two located in the swamp and on Torre Molinos half way between River and Sanos.

Finance:

Discussion: Board members agreed on a \$5 dues increase starting in January 2018.

Motion from Tom Tait: To increase the monthly dues to \$210 for 2018. Seconded by Angel Stewart.

Vote: Unanimous

Resolved: Motion carried

Discussion: The HOA checking account funds are insufficient to cover incoming invoices.

Motion from Tom Tait: To transfer \$30,000 from the HOA savings account to the HOA checking account. Seconded by Angel Stewart.

Vote: Unanimous

Resolved: Motion carried

Maintenance:

Discussion: Painting project update – 22 homes have been completed and the project is on hold until additional funds become available towards the end of the year.

Discussion: Ryan is getting fence bids for the closure of a maintenance work area on the right side of the RV lot. Another ladder and tools have been stolen.

Board members decided to increase the rental space amount in the RV lot for 2018. It's been 20 years since the last increase. The additional money will help defray the fence cost.

Motion from Tom Tait: To increase the monthly RV rental space amount to \$40 a month. Seconded by Angel Stewart.

Vote: Unanimous

Resolved: Motion carried

Discussion: An email vote to repair the backflow valves passed and an email vote to install cages for the backflow valves passed.

Discussion: An email vote passed to repair the roofs on lot 42 - \$1,080, lot 212 - \$350 and lot 267 - \$550.

Discussion: The 1633 S River driveway repair is on hold awaiting soil settling from removal of the eucalyptus tree. Ryan will get bids.

In Progress: Completion of a PDF maintenance request for the Las Brisas website, curb painting, bathroom/office expansion project, the new tile procurement project and replacement slats on the patio roof for lot 71.

Completed: Two roof repairs have been completed.

Legal:

Architecture:

Adjournment:

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

Vote: unanimous

Resolved: Motion carried

Next Meeting: October 19th, 2017– 7:00 pm – HOA Clubhouse

Minutes Prepared By: Mary Valikai.