

Las Brisas Home Owner's Association

Board Meeting Minutes: October 19th, 2017

7:00 PM – Las Brisas HOA Clubhouse

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

Members Absent: Tom Tait

Maintenance Manager: Ryan Nevitt

Call to Order:

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

Vote: Unanimous

Resolved: Motion carried

Reading and Approval of Minutes:

Motion from Holly Wutz: To approve the minutes from September 21st, 2017. Seconded by Sean Carter.

Vote: Unanimous

Resolved: Motion carried

Current Business: Two residents attending the meeting raised concerns about garbage cans in violation. Garbage can violation notices began in September and have been effective in reducing the number of cans in violation. Hopefully, a new culture of timely garbage can removal will take hold in Las Brisas. A log is being kept of repeat offenders which may result in fines for the homeowner.

Homeowner's Forum: Two residents attending the meeting raised concerns about RV lot usage. All available spaces are taken by residents and the dues are current. In the CC&Rs, boats and trailers are the types of vehicles assigned space in the RV Lot. As owner, the HOA is tasked with charging for rental space and assigning rules and regulations for RV lot use.

Landscaping:

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

Discussion: A rash of water leaks were identified in four sprinkler zones caused by bad valves, broken PVC lines and/or spaghetti line heads.

Completed: Repaired broken PVC lines at 1540 S River Dr. near the garage and in the curved end of Rosarita.

Finance:

Discussion: The annual letters to members of the Las Brisas community will be mailed November 1st.

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. One vendor's bid of \$3,000 was received and another bid will be received on Tuesday or Wednesday. Bids from three different vendors will be reviewed.

Discussion: A vendor's bid of \$300 was received to repair a broken downspout at 2152 E Rosarita. Another bid is coming in for review.

Discussion: Replacement slats for the patio roof for lot 71 have been measured and are waiting on bids.

Discussion: An email vote passed to repair the roofs on lot 28 - \$1,814, lot 136 - \$1,814 and lot 215 - \$1,961.

Discussion: The 1633 S River driveway repair is on hold awaiting soil settling and receipt of bids. Ryan received one bid and expects 2 more.

Discussion: Sean expects to complete a PDF maintenance request soon and may add a line for an owner's email address at the suggestion of Jerry Roth.

Discussion: Fred and Dan of Roofing Consultants of Arizona will give us an estimate of the amount of tile we will need to purchase for a roof tile reserve. We will be able to match the color to our current roof tiles but not the type. The plan will be to use the new tiles on the back of the roof and keep the old tiles on the front of the roof to maintain a uniform look.

Discussion: Maintenance is required for 2 gutters on lots 215 and 27. The gutters are pointed upwards causing water to pool. The drywall will have to be cut and repaired.

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

Completed: Patio roof repair at 1617 S River. Replacement of a broken spa timer. Tree trimming and roof cleaning in preparation for the sale of 2026 E Solana Dr. Painting of some gates and 2 roofs. Balcony 2177 E Sanos.

Legal:

Architecture:

Adjournment:

Motion by Sean Carter: To adjourn made at 7:45. Seconded by Rachel Smith.

Vote: unanimous Resolved: Motion carried

Next Meeting: November 16th, 2017– 7:00 pm – HOA Clubhouse

Minutes Prepared By: Mary Valikai.