

Las Brisas Home Owner's Association  
Board Meeting Minutes: November 16<sup>th</sup>, 2017  
7:00 PM – Las Brisas HOA Clubhouse

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

**Members Absent:**

**Maintenance Manager:** Ryan Nevitt

**Call to Order:**

Motion from Tom Tait: To start the meeting. Seconded by Rachel Smith.

Vote: Unanimous

Resolved: Motion carried

**Reading and Approval of Minutes:**

Motion from Holly Wutz: To approve the minutes from October 19<sup>th</sup>, 2017. Seconded by Rachel Smith.

Vote: Unanimous

Resolved: Motion carried

**Current Business:** Another backflow valve has been stolen by jamming and damaging the concrete pad near the lock connection. The thieves were quick and clever. NO noise was heard by nearby residents. The police said the valves are not sold intact but are melted down for the metal. This is a common problem throughout the United States. A police report has been generated with the Tempe police. A bid for \$1,240 has been received to replace the valve. The water has to be shut off until the valve is replaced or a temporary work around is devised. The backflow valves are manufactured overseas and are on backorder. Reinforcing the concrete slabs with more concrete and rebar might make the valves harder to steal.

Motion from Tom Tait: To replace the five pads with more concrete and embedded rebar. Seconded by Angel Stewart.

Vote: Unanimous

Resolved: Motion carried

Motion from Tom Tait: To accept the bid of \$1,240 from ABS-Arizona Backflow Specialist to replace the stolen backflow valve. Seconded by Mary Valikai.

Vote: Unanimous

Resolved: Motion carried

**Homeowner's Forum:** Michael Chacon and Ashley White of 2135 E Rosarita came to discuss the AC in violation of the Las Brisas CC&Rs. They would like to supply the board with a timeline to remove the AC unit. The board accepted the compromise and will send them a letter of understanding to summarize the issue.

Amos Van Dike of 2140 E Sanos came to discuss the trimming of the Mexican Fan palm in the easement, association requirements for window screens and gates needing repair. Ryan will address the landscape and gates issue.

#### **Landscaping:**

**Discussion:** A landscape spreadsheet of fall trimming was discussed and several items have been completed. Unfinished items will be transferred to the next list.

**Discussion:** The valve in the controller box in the xeriscape area by the clubhouse is broken. Ryan will install a new valve next week.

**Completed:** Removal of three dead shrubs and a dead pine tree. Fall trimming of the Weeping Acacia and Texas Ranger bushes.

#### **Finance:**

#### **Maintenance:**

**Discussion:** A repeat offenders list has been created for garbage can violations and the unauthorized parking of an RV on Margarita Circle. Violators will be notified by mail.

**Discussion:** Painting project update – three additional homes will be scheduled and painted in the last 2 weeks or December.

**Discussion:** An email vote for a bid of \$2,492 from Phoenix Fence Company passed and the vendor has supplied their insurance papers. The area has been blue staked and power was found beneath the asphalt. The project will start soon.

**Discussion:** Replacement slats for the patio roof for lot 71 are currently unavailable. One by one wooden slats are not a good replacement material due to their propensity to buckle and weather unevenly. Ryan will search for other options.

**Discussion:** An email vote passed to repair the roofs on lot 37 - \$450, lot 46 - \$1814, lot 227 - \$2036, lot 51 - \$450, lot 234 - \$2036 and lot 211 \$2036.

**Discussion:** The 1633 S River driveway repair is on hold due to the root grinding access problem. The homeowner's driveway might need to be off limits for a period of time while the roots issue is addressed.

**Discussion:** We only have one pallet of unused roof tiles available. Roofing Consultants of Arizona are still working on a purchase estimate of replacement tile. A new tile vendor has not been identified.

**In Progress:** The roof repairs approved in the email vote.

**Completed:** Broken downspout at 2152 E Rosarita. The PDF maintenance request is available on the Las Brisas website under Resources, "How do I?" The form can be printed, filled out and deposited in the mail slot at the clubhouse.

**Legal:**

**Architecture:**

**Adjournment:**

Motion by Tom Tait: To adjourn made at 7:55. Seconded by Angel Stewart.

Vote: unanimous Resolved: Motion carried

**Next Meeting:** December 14<sup>th</sup>, 2017– 7:00 pm – HOA Clubhouse

**Minutes Prepared By:** Mary Valikai.