

**Las Brisas Home Owner's Association**  
**Board Meeting Minutes: December 14<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

**Homeowners:** Tom Brace and Karrie Porter Brace

**Maintenance Manager:** Ryan Nevitt (absent)

**Call to Order:**

Motion from Tom Tait: To start the meeting. Seconded by Sean Carter.

Vote: Unanimous

Resolved: Motion carried

**Reading and Approval of Minutes:**

Motion from Tom Tait: To approve the minutes from November 16<sup>th</sup>, 2017. Seconded by Angel Stewart.

Vote: Unanimous

Resolved: Motion carried

**Election Results:** With 33 ballots received, the board met its quorum requirement. All seven 2017 board members have been re-elected to the Las Brisas 2018 board. They are Dale Wutz, Tom Tait, Mary Valikai, Holly Wutz, Rachel Smith, Angel Stewart and Sean Carter.

**Current Business:** Backflow valves are backordered. A temporary work around is in place to allow the sprinkler system to operate. Upgrading the pads with more cement can be done one at a time without removing the current pads. There's no current timeline identified for the pad upgrade project.

**Homeowner's Forum:** Tom Brace said the Tempe City Council has increased the maximum grant amount to \$15,000 with the Neighborhood Grant Program.

From the City of Tempe website.

The fiscal year 2017/2018 neighborhood grant cycle is closed. Funded projects will be announced in June. The fiscal year 2018/2019 grant application will be available soon.

Tom and Sean will research the grant possibilities for Las Brisas to include items such as tree planting projects, street lighting and water conservation.

Albert Lin came to discuss a homeowner's use of the clubhouse and the process required to schedule and obtain a key.

**Landscaping:**

**Discussion:** Mary and Ryan will review the landscape spreadsheet about every 2 weeks to note completed items and identify new ones. On, 12/8/2017, completed landscape issues included: removed failing lantanas, trimming of the ruellia by the clubhouse, removed spent/dead blooming stalks from the hesperaloe and annual trimming of Mexican Bird of Paradise plants.

**Discussion:** The watering issues in the xeriscape area by the clubhouse continue. Areas in the ground near the mailboxes and by the irrigation controller box are soaked. Is there more than one problem, plaguing this area? Are there broken pipes, valves or timer issues? This problem was first reported on 9/21/2017 and should be addressed. Our water bill may have been impacted.

**Discussion:** Ryan should email the board an updated status of both the landscape and watering issues.

**Finance:****Maintenance:**

**Discussion:** Ryan should email the board an updated status to the following maintenance issues:

Garbage can violations, painting project, gate problems, replacement slats, RV lot fence, curb painting, clubhouse bathroom/office expansion project, 1633 S River driveway repair, miscellaneous trim painting, 1613 S River (balcony), pad project enhancement and new tile procurement project.

**Discussion:** An email vote passed to repair the roofs on lot 271 - \$1340, lot 12 - \$2280, lot 141 - \$742 and \$1060 and lot 258 - \$2036.

**Legal:****Architecture:****Adjournment:**

Motion by Tom Tait: To adjourn made at 7:51. Seconded by Sean Carter.

Vote: unanimous Resolved: Motion carried

**Next Meeting:** January 18<sup>th</sup>, 2017– 7:00 pm – HOA Clubhouse

**Minutes Prepared By:** Mary Valikai.