

Las Brisas Home Owner's Association

Board Meeting Minutes: January 18th, 2018

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: Derek

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 Rachel Smith: To approve the minutes from December 14th, 2017.
Seconded by Tom Tait.

Vote: Unanimous

Resolved: Motion carried

Current Business: A renter driving an ATV on the landscape and greenbelt is in violation of the Rules and Regulations and also the CC&Rs. Holly will send a warning letter.

Two stop signs and three street signs have been stolen in several areas of the complex. Ryan will procure replacement signs.

Homeowner's Forum: Derek representing JP Mullan said the downward brace for the AC unit has been removed with no evident roof damage. Is the landscape plant blocking the view of the AC unit sufficient to be in compliance? No, the CC&Rs clearly state AC units must be on the ground level. The AC unit must be removed.

Finance: The HOA account at the Mutual of Omaha Bank will remain as is with no change at this time.

Discussion: The annual audit by Butler and Hansen has begun. The cost will be \$2,500.

Motion from Tom Tait: To approve \$2,500 for the annual audit by Butler and Hansen.
Seconded by Angel Stewart.

Vote: Unanimous

Resolved: Motion carried

Landscaping:

Discussion: An email vote for \$1,029.20 from Tree Doctors to remove the fallen eucalyptus on Rosarita passed.

Discussion: It's time for the annual olive tree spraying. Termagon bid \$1,500. Perhaps all 60 olive trees should be removed saving the HOA this annual expense. Ryan will get bids.

Discussion: The watering issues in the xeriscape area by the clubhouse continue. Ryan fixed the leak sprouting from the opposite side of the street this past week. The xeriscape watering problem will be addressed this coming week.

Discussion: The backflow valve has arrived and will be installed on January 26th.

Discussion: Mary and Ryan are continuing the bi-monthly landscape review.

Completed: Annual cutting of the grass plants at 1512 and 1511 S River. Sprinkler check on River from Broadway to Shannon. Thinning of the dense plant cluster at 1737 Shannon. Annual trimming of the Mexican Bird of Paradise in several places.

Maintenance:

Discussion: Sean will follow up on the Las Brisas domain name renewal with GoDaddy in March. The annual cost is \$30.

Discussion: An email vote passed to repair the roof on lot 255 - \$3209.

Discussion: Ryan needs more gravel for xeriscaping a section on Sanos. Ordering five tons includes free delivery making it more cost effective than ordering three tons.

Motion from Tom Tait: To approve \$380 for five tons of gravel. Seconded by Angel Stewart.

Vote: Unanimous

Resolved: Motion carried

Discussion: A new list of garbage can violators will be created on 1/19/2018.

Discussion: So far 28 homes have been painted for a cost of \$52,000 or approximately \$1,857 per home. Our budget allowed for \$40,000. The excess was paid out of savings. We might be out of money in our regular account by June. The board is committed to painting 15 homes through May and reevaluate our finances in June.

Discussion: Bids are still coming in to rebuild the failing walls and gate problems. The first bids received were high.

Discussion: A vendor for metal replacement slats has been located. Each metal slat costs \$6 compared to \$4.50 for wood. The metal slats are more durable and part of the Las Brisas original architecture. Is there an economy in purchasing a large number of slats? Ryan will investigate.

Motion from Tom Tait: To approve up to \$1,000 for the purchase of a large number of metal slats for patio and carport roof repair. Seconded by Rachel Smith.

Vote: Unanimous

Resolved: Motion carried

Discussion: A bid for \$2,900 has been received to repair the driveway at 1633 S River. Removal of the remaining tree root is included.

Motion from Tom Tait: To approve the bid for \$2,900 repair the driveway at 1633 S River. Seconded by Angel Stewart.

Vote: Unanimous

Resolved: Motion carried

Discussion: Ryan will take a photo of 3 types of possible replacement roof tiles for the board's review.

Discussion: Ryan has been unable to find a suitable replacement worker to help in landscaping and maintenance. So far no one is interested in the work for minimum wage.

Completed: New fence in the RV lot to enclose a maintenance work space.

In Progress: Reinforcement of the five concrete pads for the backflow valves. Balcony repair at 1613 S River.

On Hold: Curb painting and the clubhouse bathroom/office expansion project.

Architecture:

Adjournment:

Motion by Tom Tait: To adjourn made at 7:50. Seconded by Angel Stewart.

Vote: unanimous Resolved: Motion carried

Next Meeting: February 15th, 2017– 7:00 pm – HOA Clubhouse

Minutes Prepared By: Mary Valikai.