

Las Brisas Home Owner's Association

Board Meeting Minutes: February 15th, 2018

7:00 PM – Las Brisas HOA Clubhouse

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

Members Absent: Sean Carter

Maintenance Manager: Ryan Nevitt

Call to Order:

Motion from Tom Tait: To start the meeting. Seconded by Angel Stewart.

Vote: Unanimous

Resolved: Motion carried

Reading and Approval of Minutes:

Motion from Rachel Smith: To approve the minutes from January 18th, 2018. Seconded by Tom Tait.

Vote: Unanimous

Resolved: Motion carried

Current Business: Dale went to the City of Tempe Grants workshop and reported that olive tree removal would not allowed within the grant guidelines. Lighting would be allowed.

Two children from the Willow Creek apartments were caught by Ryan and the Tempe Police vandalizing vehicles in the RV lot. They were able to gain access using one end of the gate. Ryan will get a bid to reinforce that end of the gate with sheet metal. Tempe police will refer the matter to the court for prosecution. Damages will be assessed.

The Willow Creek dog park is a magnet for excessive noise bothering residents on the west side of River. The City of Tempe requires complaints by three individuals to investigate excessive noise from barking dogs.

SRP is changing the lamp design on its overhead street lights.

Finance:

Discussion: The annual audit by Butler and Hansen is underway.

Landscaping:

Discussion: The olive tree removal bid from Tree Doctors is tabled until further notice.

Discussion: The pine tree by the clubhouse is showing significant brown foliage. Ryan will get a bid for its removal.

Discussion: Ryan tried removing the stake ties from one of the young trees and the tree fell over. The young trees need to be double staked. The best time to double stake young trees is when they are first planted and the ground is soft.

Discussion: A broken water line in the grassy area by the clubhouse is causing ponding of water near the Solana circle.

Discussion: The rueilla plants by the clubhouse have been hard pruned. The center of this planting area is bare. Perhaps seasonal flowers would make it more attractive.

Completed: The water lines have been capped in the space between the pool and stucco fences on the south side of the Shannon pool and is ready for xeriscaping. The xeriscape at 2158 Sanos is complete. The grass blower has been in repair for 3 weeks and was recently returned to service.

Maintenance:

Discussion: Ryan has found 2 sources online for inexpensive replacement street signs.

Discussion: An email vote passed to repair the roofs on lots 42 – (\$1,677), 49 – (\$6,168 and \$1,060), 204 – (\$2,236) and 269 – (\$2,636).

Discussion: Reinforcement of the other cement pads under the backflow valves will be scheduled.

Discussion: Ryan has an updated list of garbage can violators.

Discussion: The homes at 1901 and 1905 S Shannon were painted in January. Painting will resume on the next three homes located at 1823, 1827 and 1831 S Torre Molinos near the end of February.

Discussion: Bids are still being solicited to rebuild the failing walls and gate problems. The first bids received were high. New home construction may be impacting the availability of vendors.

Discussion: New metal slats will arrive next week for repair of patio and carport roofs.

Discussion: Less expensive asphalt bids should be considered for the 1633 S River driveway repair. Ryan will contact vendors.

Discussion: The remaining tile supply is enough for 3 houses.

Completed: Backflow valve install with reinforced concrete pad.

In Progress: Reinforcement of the remaining four 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 7:25. Seconded by Angel Stewart.

Vote: unanimous Resolved: Motion carried

Next Meeting: March 15th, 2018 – 7:00 pm – HOA Clubhouse

Minutes Prepared By: Mary Valikai.