

# Las Brisas Home Owner's Association

Board Meeting Minutes: March 15<sup>th</sup>, 2018

7:00 PM – Las Brisas HOA Clubhouse

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

**Members Absent:** Tom Tait

**Maintenance Manager:** Ryan Nevitt

## **Call to Order:**

Motion from Holly Wutz: 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 February 15<sup>th</sup>, 2018. Seconded by Holly Wutz.

Vote: Unanimous

Resolved: Motion carried

**Current Business:** The hinge end of the RV gate has been reinforced with sheet metal to prevent gate climbers.

## **Finance:**

**Discussion:** The annual audit by Butler and Hansen is proceeding.

**Discussion:** The renewal for our insurance including the umbrella policy with Farmers has been received and the 2018 amount is \$40,482, a small decrease from last year.

Motion from Holly Wutz: To approve the insurance renewal with Farmers for \$40,482. Seconded by Angel Stewart.

Vote: Unanimous

Resolved: Motion carried

## **Landscaping:**

**Discussion:** The broken water line in the grassy area by the clubhouse has been fixed.

**Discussion:** A redo of the drip lines at 1912 and 1916 S River is proceeding.

**Discussion:** Annual thinning by 1/3 of the chuparosa shrubs which impact some driveways on River has been completed.

**Discussion:** The hard prune of the rueilla plants by the clubhouse is completed. The open dirt space will be filled with gravel. Lack of water availability to this space prevents the addition of other plants.

**Discussion:** Ryan will double stake the pine tree at 1533 S River. The eucalyptus tree by the Shannon gazebo is in poor health for undetermined reasons. Arizona is in its 2<sup>nd</sup> decade of drought. Native desert trees may be a better choice for future plantings.

### **Maintenance:**

**Discussion:** The roofers have fallen behind due to various labor issues. They will be back next week.

**Discussion:** An email vote passed to repair the roofs on lots 159 – (\$1,060), and 266 – (\$960 & \$5,868).

**Discussion:** Reinforcement of the other cement pads under the backflow valves will be completed by the April 19<sup>th</sup> board meeting.

**Discussion:** Holly and Ryan reviewed the repeat offenders for garbage violations. Holly sent letters.

**Discussion:** The next homes to be painted are on lots 12, 13 and 14 on Torre Molinos. Work will start next week.

**Discussion:** Two gates need to be replaced and a bid for \$340 each has been received. One gate is for 1718 S Torre Molinos and the other is for 2140 E Rosarita.

Motion from Angel Stewart: To approve the bid to replace 2 gates for \$340 each.  
Seconded by Holly Wutz.

Vote: Unanimous

Resolved: Motion carried

**Discussion:** Bids are still being solicited to rebuild the failing walls with gate problems at 2140 E Sanos and 2154 E Sanos.

**Discussion:** Problems with the vendor delayed the arrival of the replacement slats until this coming week. The slats will be used to repair of patio and carport roofs.

**Discussion:** Work to complete the balconies at 1613 River and 2158 Sanos will start again on Monday.

**Discussion:** Carport problem at 2182 E Sanos.

**Discussion:** Still waiting for the asphalt bid for the 1633 S River driveway repair.

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

**Completed:** Painting the homes on lots 8, 9 10 and 11.

**In Progress:** Reinforcement of the remaining four concrete pads for the backflow valves.  
Balcony repair at 1613 S River and 2158 E Sanos.

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

**Architecture:**

**Adjournment:**

Motion by Angel Stewart: To adjourn made at 7:25. Seconded by Holly Wutz.

Vote: unanimous Resolved: Motion carried

**Next Meeting:** April 19<sup>th</sup>, 2018– 7:00 pm – HOA Clubhouse

**Minutes Prepared By:** Mary Valikai.