

Las Brisas Home Owner's Association

Board Meeting Minutes: April 19th, 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 Dale Wutz: To start the meeting. Seconded by Angel Stewart.

Vote: Unanimous

Resolved: Motion carried

Reading and Approval of Minutes:

Motion from Angel Stewart: To approve the minutes from March 15th, 2018. Seconded by Angel Stewart.

Vote: Unanimous

Resolved: Motion carried

Current Business: The back gate facing Shannon for 2123 Margarita needs paint.

Finance:

Discussion: The extension to file the taxes was sent to the IRS. The final audit should be completed soon.

Landscaping:

Discussion: The broken water pipe at the corner of the driveway located at 1738 Shannon impacts nearby grassy areas and trees. Arizona Restoration Builders sent a bid of \$1,475 to fix the broken pipe, replace a timer and six valves.

Motion from Angel Stewart: To approve the bid from Arizona Restoration Builders for \$1,475 to fix the broken pipe, replace a timer and 6 valves. Seconded by Mary Valikai.

Vote: Unanimous

Resolved: Motion carried

Discussion: An email vote passed to approve tree removals for \$3,431.63 and palm tree trimming for \$6,042. Palm tree trimming will occur at the end of May and/or 1st part of June.

Discussion: Annual thinning for Yellow Bells, Fairy Dusters, Lantana, Arizona Bird of Paradise, Cassia, Desert Willow and Pink Ruellia will be completed by the end of May.

Discussion: A homeowner with eucalyptus debris in this backyard from the Willow Creek apartment complex contacted the HOA for assistance. Willow Creek management will get the tree trimmed.

Maintenance:

Discussion: Our pools passed inspection by the Maricopa county Environmental Services inspector.

Discussion: There are fewer homeowners with violations of the HOA garbage can rule.

Discussion: An email vote passed to repair the roof on lot 49 – (\$800).

Discussion: Bids have been received to repair the roofs on lot 35, 2146 Rosarita – (1,060) and lot 225, 1912 S River –(\$960).

Motion from Angel Stewart: To approve the bids from Roofing Consultants of Arizona for \$1,060 on lot 35 and \$960 on lot 225. Seconded by Rachel Smith.

Vote: Unanimous

Resolved: Motion carried

Discussion: No bids have been received for the driveway repair at 1633 S River.

Discussion: Completion of the balcony repair at 1613 S River is expected Monday, April 23rd. Work on the 2158 E Sanos balcony will start tomorrow.

Discussion: Work on the failing walls with gate problems at 2140 E Sanos, 2151 E Sanos and 2154 E Sanos would be easier solved by including it with the painting project. The homes on lots: 37, 50 and 53 will be repaired and repainted in April. The homes on Lots 15, 16 and 17 will be painted in May.

Discussion: The replacement slats for lot 271 patio roof at 1533 S River and lot 144 carport at 1601 S River will be installed on 4/20/18.

Discussion: Completion of the carport repair problem at 2182 E Sanos is expected on 4/20/18.

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

Discussion: The remaining tile supply is enough for 2 houses.

Discussion: Bids have been received for work on lot 154, 1638 S Torre Molinos. Carport repair is \$2280 and storage unit is \$960. The storage unit bid needs further review.

Motion from Holly Wutz: To approve the bids from Arizona Restoration Builders for \$2,280 for carport repair. Seconded by Rachel Smith.

Vote: Unanimous

Resolved: Motion carried

Completed: Painting the homes on lots 12, 13 and 14. Removal of the pine tree at 1835 S River.

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 Rachel Smith.

Vote: unanimous Resolved: Motion carried

Next Meeting: May 17th, 2018– 7:00 pm – HOA Clubhouse

Minutes Prepared By: Mary Valikai.