

Las Brisas Home Owner's Association

Board Meeting Minutes: May 17th, 2018

7:00 PM – Las Brisas HOA Clubhouse

Members Present: Mary Valikai, Sean Carter, Holly Wutz, Dale Wutz, Tom Tait and Angel Stewart

Members Absent: Rachel Smith

Maintenance Manager: Ryan Nevitt

Call to Order:

Motion from Angel Stewart: To start the meeting. Seconded by Holly Wutz.

Vote: Unanimous

Resolved: Motion carried

Reading and Approval of Minutes:

Motion from Holly Wutz: To approve the minutes from April 19th, 2018. Seconded by Angel Stewart.

Vote: Unanimous

Resolved: Motion carried

Current Business: Will the bathroom remodel be finished by February 2019? Yes.

Homeowner's Forum: Amoz Van Dyk would like to get fencing for his garbage cans. Ryan will obtain a quote from one of the HOA vendors. The footers in the walls at 2140 E Sanos are missing. The vendor approved at the April 19th board meeting will repair the walls.

Finance:

Discussion: The taxes are filed. A fee of \$50 was filed with the extension request and the amount will be returned by the IRS.

Landscaping:

Discussion: Mary will research the plants at Las Brisas and identify any known to have invasive roots. This additional information will help the board make future plant selections.

Discussion: Ellon Carpenter lodged a complaint with the HOA regarding a planted cactus garden in the easement on Rosarita for Lots 35, 36, 37 and 28. The garden was planted by the residents of 2152 Rosarita in an effort to improve the landscape. The issue of private property lines was raised. Ryan and Mary did a rough survey of the 4 lots which combine to make up this easement. It was determined that the property line of Lot 35 was not part of the cactus garden. The entire cactus garden is contained on lot 36. To keep the cactus garden, the owner of Lot 36 would need to submit a written request asking the HOA architecture committee for approval.

Completed: Broken water pipe at 1738 Shannon has been repaired. Annual trimming of the Lantana, Arizona Bird of Paradise, Cassia and Desert Willow have been completed.

Maintenance:

Discussion: A destroyed section of curbing on Sanos has been removed.

Discussion: Violation notices have been sent homeowners in non-compliance of the HOA garbage can rule.

Discussion: An email vote passed to repair the roof on lot 154 – (\$876).

Discussion: A new vendor to repair the driveway at 1633 S River will be solicited for a bid.

Discussion: Repair of the 2158 E Sanos balcony will start Tuesday, May 21st.

Discussion: Work on the failing walls with gate problems at 2140 E Sanos, 2151 E Sanos and 2154 E Sanos has been started. The homes on lots: 37, 50 and 53 will be repaired and repainted after the wall problems have been resolved.

Discussion: The replacement slats for lot 271 patio roof at 1533 S River be completed soon.

Discussion: Work will begin on the carport repair problem at 2182 E Sanos the last week in May.

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

Discussion: Carport repair on lot 154, 1638 S Torre Molinos will begin the last week in May.

Discussion: The back gate for 2123 Margarita needs replacing. A bid for \$340 has been received.

Motion from Tom Tait: To approve \$340 for gate replacement at 2123 Margarita.
Seconded by Angel Stewart.

Vote: Unanimous

Resolved: Motion carried

Discussion: A bid for over \$8,000 to install electronic locks at the pool gates was received. In contrast, a received bid of \$1546.93 would replace three locks on the pool gates and include 200 keys. A backup 4th lock could be stored and used as needed. A new bid will be solicited to include 4 locks and voted on via email. The process to install, notify home owners and deliver new keys will take about 2 weeks.

Discussion: The Shannon street sign has been stolen. A stop sign is missing on Margarita. Ryan will get replacements.

Completed: Balcony repair at 1613 S River and 2146 E Rosarita. Ground water leak near 1540 S River. Replacement slats for the carport on lot 144.

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

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

Architecture:

Adjournment:

Motion by Tom Tait: To adjourn made at 7:38. Seconded by Angel Stewart.

Vote: unanimous Resolved: Motion carried

Next Meeting: June 21st, 2018– 7:00 pm – HOA Clubhouse

Minutes Prepared By: Mary Valikai.