

Las Brisas Home Owner's Association

Board Meeting Minutes: June 21st, 2018

7:00 PM – Las Brisas HOA Clubhouse

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

Members Absent:

Homeowners Present: Rhonda Oliver, Jesse and Alden Bayless

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 Tom Tait: To approve the minutes from May 17th, 2018. Seconded by Holly Wutz.

Vote: Unanimous

Resolved: Motion carried

Current Business: Tom Rehberg is willing to be on call all summer to act when an emergency water shutoff is required. First Ryan will be notified and then he will call Tom and instruct him how to shut off the problem section of the sprinkling system.

Homeowner's Forum: As a new homeowner, Alden Bayless asked for clarification regarding his upcoming dues. The small rusting towers with exposed electrical wires are Century Link boxes. Century Link will only repair those boxes at a homeowner's request, not the HOA board.

Finance:

Landscaping:

Discussion: A notice has been sent to the owner of Lot 28 regarding the cactus garden complaint. No response has been received.

Discussion: The owner of 1918 S Shannon complained of standing water. Ryan has repaired a broken pipe. Mary will contact the owner on Saturday to see if the problem has been rectified.

Maintenance:

Discussion: Violation notices have been sent to homeowners in non-compliance of the HOA garbage can rule. Notices have been sent to 2123 Margarita for junk in the carport.

Discussion: Two bids are expected Monday or Tuesday regarding the 1633 S River driveway repair and possible repair at the RV lot entrance.

Discussion: A sprinkler head near the new section of the block wall at 2140 Sanos needs to be re-routed. Ryan will have the sprinkler head and water line moved 5 feet back from the wall.

Discussion: Work on the two balconies at 2146 E Rosarita and 2158 E Sanos will be completed Friday, June 22nd, 2018.

Discussion: Repair and painting of the homes on lots: 37, 50 and 53 has begun.

Discussion: The replacement slats for lot 271 patio roof at 1533 S River has been completed

Discussion: The remaining tile supply is enough for 2 houses, no change from May.

Discussion: Paint work for the carport repair on lot 154, 1638 S Torre Molinos will be scheduled.

Discussion: The back gate for 2123 Margarita has been replaced and needs the HOA color trim coat.

Discussion: An email vote passed for \$2,225.25 from A-Professional Locks for new pool gate locks at all 3 pools.

Discussion: The annual back flow valve test will be done in July in compliance with a request from the City of Tempe.

In Progress: Reinforcement of the remaining four concrete pads for the backflow valves. All backflow valves have all been painted blue at the request of the Tempe police. Any fenced backflow valve with blue paint will identify it as stolen property.

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

Architecture:

Adjournment:

Motion by Tom Tait: To adjourn made at 7:30. Seconded by Rachel Smith.

Vote: unanimous Resolved: Motion carried

Next Meeting: July 19th, 2018– 7:00 pm – HOA Clubhouse

Minutes Prepared By: Mary Valikai.