

Las Brisas Home Owner's Association

Board Meeting Minutes: July 19th, 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: David Sampson

Maintenance Manager: Ryan Nevitt

Call to Order:

Motion from Tom Tait: To start the meeting. Seconded by Sean Carter.

Vote: Unanimous

Resolved: Motion carried

Reading and Approval of Minutes:

Motion from Tom Tait: To approve the minutes from June 21st, 2018. Seconded by Angel Stewart

Vote: Unanimous

Resolved: Motion carried

Current Business:

Homeowner's Forum: David Sampson brought photos showing areas of concern in the community. 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. The landscape shows areas of concern and the board will later discuss the addition of another landscaper at a higher salary to add more manpower to both landscape and maintenance tasks. Other items of concern appear to be the responsibility of individual homeowners. Dead trees in private yards, a potential fire hazard, can be reported to the City of Tempe by any neighbor. The board has sent violation notices to homeowners for rules violations and has had some success in changing behavior.

Finance:

Landscaping:

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

Discussion: Ryan is unable to find anyone willing to work for \$10 an hour on landscape and maintenance tasks. Raising the hourly rate to \$14 per hour may allow him to find someone willing to work 25 – 30 hours per week.

Discussion: Four irrigation controller boxes are in need of repair at \$200 each.

Motion from Tom Tait: To authorize the repair of 4 irrigation controller boxes at \$200 each. Seconded by Mary Valikai.

Vote: Unanimous

Resolved: Motion carried

Maintenance:

Discussion: Ryan will update the garbage can violation repeat offenders list.

Discussion: Ryan has received a bid for \$3,470 for the driveway repair at 1633 S River Drive. He will email the bid and the board will vote electronically at a later date.

Discussion: Work on the two balconies at 2145 E Sanos and 2158 E Sanos continues.

Discussion: Repair and painting of the homes on lots: 37, 50 and 53 is completed. The next 3 homes to be painted and repaired are on lots 18, 19 and 20, (1711, 1707 and 1703 S Torre Molinos).

Discussion: A new paint sprayer has been purchased. The slats on the patio roof, Lot 271 and carport roofs on Lots 144 and 154 will soon be painted as well as the back gate on Lot 47.

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

Discussion: An email vote passed for a roof bid of \$5,868 on Lot 127. An email vote passed for roof bids of (\$5,868 and \$1,331) on Lot 131, (\$1,060) on Lot 36, (\$350) on Lot 129, (\$450) on Lot 31 and (\$1,898) on Lot 205.

In Progress: Reinforcement of the remaining four concrete pads for the backflow valves. Repair of the storage unit roof on Lot 154.

Completed: Re-routing of a sprinkler head from the new block wall at 2140 E Sanos. Balcony repair at 2146 E Rosarita. Painting of the back gate at 2123 Margarita.

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

Architecture:

Adjournment:

Motion by Tom Tait: To adjourn made at 7:40. Seconded by Holly Wutz.

Vote: unanimous Resolved: Motion carried

Next Meeting: August 16th, 2018– 7:00 pm – HOA Clubhouse

Minutes Prepared By: Mary Valikai.