

Las Brisas Home Owner's Association

Board Meeting Minutes: August 16th, 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: John Cesaretti and his wife

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 Rachel Smith: To approve the minutes from July 19th, 2018. Seconded by Tom Tait.

Vote: Unanimous

Resolved: Motion carried

Current Business: Monsoon Storm Damage

August 8th: A eucalyptus tree fell breaking a screen and window at 1601 S River Dr. A corner on the patio roof sustained minor damage. Limbs from 3 eucalyptus trees fell on Rosarita. One of the limbs fell on a palm tree cutting it in half. A bid of \$6,222.75 from Tree Doctors received executive approval for the immediate removal of the tree debris. Thanks to Holly Wutz for reacting quickly to resolve this problem. Tree Doctors said Las Brisas was the first customer to call that evening. The window (\$270) and screen (\$75) were replaced. Thanks to Ryan Nevitt for quickly resolving these maintenance issues. The gaping hole left by the fallen tree will be back filled next week.

August 9th: Two trees on Broadway fell. A bid of \$996 from Tree Doctors received executive approval for the immediate removal of the tree debris.

August 12th: A eucalyptus tree limb from the swamp broke a panel of the arcadia door and damaged the roof, ceiling and wall of 1501 S River Dr. A bid of \$3,241.69 from Tree Doctors received executive approval for the immediate removal of the tree debris. A bid of \$305 to repair the arcadia door received executive approval. The carport at 1605 S River sustained some damage. Bids for the restoration of other damaged surfaces are expected in the coming week and will be voted on via email. The Palo Verde tree at Shannon and River was ripped off at its base. Phil Robles and Tom Tait worked to move this tree and other fallen limbs to the side of roadways. Thanks to both Phil and Tom.

Discussion: Eucalyptus trees in monsoon storms fall due to the force of the wind. Down drafts from thunderstorms can exceed 55 – 60 miles per hour which is enough force to fell a tree in its path. Throughout the year the board removes the dead and dying eucalyptus trees. It's impossible to predict which tree will cause damage in a monsoon storm. Some homeowners also experienced flooding due to the heavy downburst of rain received on August 8th. The landscape crew and Ryan have worked hard to remove debris and restore the landscape. More needs to be done. The work will continue.

Homeowner's Forum: John Cesaretti and his wife wished to discuss the violation notice received for the landscape change in the easement area on Rosarita. The board is open to discuss an architectural change if submitted by the Cesarettis.

Finance: A proposed budget for 2019 was distributed to the board members for review. The 2019 dues discussion will take place at the next board meeting.

Landscaping:

Discussion: A toilet and mattresses were laying on Torre Molinos this past week. The City of Tempe bulk trash pickup removed the items. Anyone needing bulk trash pickup is advised to check with the City of Tempe website or their water bill for the next scheduled pickup dates and time.

Discussion: Ryan hired an additional person for landscape and maintenance tasks at \$13 per hour for 35 hours per week.

Discussion: Work will begin next week on the four irrigation controller boxes in need of repair.

Maintenance:

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

Discussion: The owner of 1901 S Shannon reported that roofing company imposters were trying to obtain money for roofing repairs. All roofing repairs are approved and paid by the HOA board from monthly dues. The current vendor is Roofing Consultants of Arizona, ROC 075876. Rachel will look for a community news application to help inform Las Brisas residents of community issues.

Discussion: Another post bid is needed to complete the balcony repair at 2145 E Sanos. The balcony at 2158 Sanos is ready for painting.

Discussion: Repair and painting of the homes on lots: 18, 19 and 20 is completed. The painting project is on hold for the next month due to the cost of the monsoon storm damage.

Discussion: 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: Las Brisas is out of the original tiles. The roof repair at 1501 S River Drive will have a combination of original tiles on the front and new almost matching tiles on the back. The original tiles are no longer produced. The roof repair bid for 1501 S River Drive will be more expensive due to the purchase of new tiles.

Discussion: An email vote passed for a roof bid of \$5,868 on Lot 146 and a bid of \$2,636 on Lot 230.

Discussion: On July 21st, an email vote for a bid of \$3,470 passed to repair the concrete driveway at 1633 S River. On August 8th, the homeowner cancelled the scheduled driveway repair.

Discussion: An email vote passed on a carport repair bid for \$2,280 at 1621 S River Dr. Work may begin at the end of next week.

Discussion: A bid for \$350 to repair the cabana at the Sanos pool was received. Observers have noticed the cabana used as a diving board. Perhaps the board should replace the roof with canvas.

Motion from Tom Tait: To approve the bids for \$350 to repair the Sanos pool cabana. Seconded by Rachel Smith.

Vote: Unanimous

Resolved: Motion carried

Discussion: Bids have been received to repair the roofs on Lot 6 1905 S Shannon – (\$5,868), Lot 7 1901 S Shannon – (\$350), Lot 41 2173 E Sanos (\$2,636), Lot 131 1741 S Shannon (\$2,236) and Lot 262, 1501 S River – (\$4,240).

Motion from Tom Tait: To approve the bids from Roofing Consultants of Arizona for \$5,868 on Lot 6, \$350 on Lot 7, \$2,636 on Lot 41, \$2,236 on Lot 131 and \$4,240 on lot 262. Seconded by Rachel Smith.

Vote: Unanimous

Resolved: Motion carried

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

Completed:

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 Rachel Smith.

Vote: unanimous Resolved: Motion carried

Next Meeting: September 20th, 2018– 7:00 pm – HOA Clubhouse

Minutes Prepared By: Mary Valikai.