

Las Brisas Home Owner's Association
Board Meeting Minutes: September 20th, 2018
7:00 PM – Las Brisas HOA Clubhouse

Members Present: Mary Valikai, Holly Wutz, Dale Wutz, Tom Tait and Rachel Smith

Members Absent: Angel Stewart and Sean Carter

Maintenance Manager: Ryan Nevitt

Call to Order:

Motion from Tom Tait: To start the meeting. Seconded by Rachel Smith.

Vote: Unanimous

Resolved: Motion carried

Reading and Approval of Minutes:

Motion from Tom Tait: To approve the minutes from August 16th, 2018. Seconded by Rachel Smith.

Vote: Unanimous

Resolved: Motion carried

Current Business: Monsoon Storm Damage Repairs

August 8th: The patio roof at 1601 S River Dr. requires a roofing estimate to torch down the loose tiles. All other damages have been repaired.

August 12th: The roof repair for 1501 S River Dr. is on the schedule. The truss has been repaired. The interior ceiling has had the drywall damage repaired and needs to be textured and painted. A bid for repair of the wall will soon be obtained. The carport repair at 1605 S River is completed.

Homeowner's Forum: An architectural change has been received by John and Jennifer Cesaretti describing the addition of a cactus garden on Rosarita. The board approved the cactus garden. The request also outlined a desire to add additional plants. The board would like another architectural change request with a diagram showing where the additional plants will be placed before granting approval.

Finance: A proposed budget for 2019 was distributed to the board members for review which noted either a \$2 or \$4 increase. A larger increase will help cover the potential risk from an active 2019 monsoon season.

Motion from Holly Wutz: To approve a \$4 monthly dues increase for 2019. Seconded by Tom Tait.

Vote: Unanimous

Resolved: Motion carried

Landscaping:

Discussion: Tree Doctors will be cleaning up the debris from the monsoon storms in the swamp. They apologized for the delay and will schedule it soon.

Discussion: Two controller boxes on River and Shannon plus 2 controller boxes on Rosarita have been installed. A controller box on Sanos needs replacing. However pipes under the tree are causing a delay.

Maintenance:

Discussion: Two garbage can violators have been tagged on Margarita.

Discussion: Carports/patios: The repair of the carport at 1621 is completed and needs to be painted. The painting of carports and patios will soon be scheduled.

Discussion: Balconies: The railing for the balcony repair at 2145 E Sanos is scheduled for Monday, September 24, 2018. The post at 2158 Sanos has been replaced. Painting will be scheduled for the post and balconies. A bid will be obtained for the balcony repair at 1626 S Torre Molinos.

Discussion: Gates: Three gates at 2140 E Sanos need replacing. A bid of \$1,145 was received from Arizona Restoration Builders for replacing the gates.

Motion from Holly Wutz: To approve the bid from Arizona Restoration Builders for \$1,145 to replace the gates at 2140 E Sanos. Seconded by Rachel Smith.

Vote: Unanimous

Resolved: Motion carried

Gate repair at 2151 E Sanos is completed. Gate repair at 2154 E Sanos, 2140 E Rosarita and 1638 E Torre Molinos will be scheduled.

Discussion: The painting project is on hold until the October meeting due to the cost of the outstanding roof repairs.

Discussion: Roofs: The storage unit on lot 154, 1638 S Torre Molinos needs new siding and painting.

Discussion: An email vote passed for roof bids of \$5,868 on Lot 23, \$1,131 on lot 17 and \$2,036 on Lot 254.

In Progress: Reinforcement of the remaining four concrete pads for the backflow valves.

Completed:

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

Architecture:

Adjournment:

Motion by Tom Tait: To adjourn made at 7:55. Seconded by Holly Wutz.

Vote: unanimous Resolved: Motion carried

Next Meeting: October 18th, 2018– 7:00 pm – HOA Clubhouse

Minutes Prepared By: Mary Valikai.