**Las Brisas Homeowners Association Board of Directors Meeting**

**Minutes**

Thursday January 16th, 2025- 7:00 p.m.

[**Join the meeting now**](https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGNkYjdlYmYtZTg1Zi00OWY5LTg5YzAtMGRjNGJkYWM4MzQ4%40thread.v2/0?context=%7b%22Tid%22%3a%22fbe4a0cd-69ea-41e6-b5bf-7c6d7c935e75%22%2c%22Oid%22%3a%2279e313b5-0cae-4441-9358-e121bc3cdf99%22%7d)

Meeting ID: 279 622 813 628

Passcode: 6DB32wc7

Members Present: Becky Diebel, Tom Tait, Sean Carter, Jess Whitfield, Cody Heffner, Mary Valikai, Rhonda Oliver

Member’s Absent:

Motion from Rhonda. To move the meeting into regular session at 7:01 Seconded by Becky

Vote: Unanimous

Resolved: Motion carried

\*Due to time restraints, some items from this agenda will be addressed in a special meeting on 1/23/25\*

**Board of Directors Meeting –**

1. **Call to Order**
2. **December 12th, 2024 meeting minutes were approved on 12/14/24 via email**
3. **Maintenance Update -**

State of Sprinkler System: We had Conserva Irrigation of Scottsdale come out in October 2024 to do a review of our irrigation system and to fix some big leaks we were having. Attached is the report. Called Las Brisas BY CONSERVA IRRIGATION.

-In November 2024, we set up a community day to have the community come together to go through our Irrigation system. We had one community member show up; the rest were 4 board members and myself. I know we plan on doing more to keep working on irrigation.

Trees and Xeriscape: We have tried to work with the City of Tempe to get grants for trees and xeriscape. When it comes to xeriscape, they want big areas of turf turned into xeriscape. We want to turn small areas into xeriscape to protect our stucco and walls in front of homeowners' houses and keep the bigger areas of turf for dogs, and kids, and to keep our community a little bit cooler. When it comes to trees the City of Tempe wants us to plant trees only where the original plans of our community trees were. They will not help us plant trees wherever we want. We have applied for both of these grants and we got turned down.

-SRP partners with Tree Matters to give two free trees when you attend a workshop where you learn how to plant and care for their new shade trees. I've tried to sign up but it says that you need to be a single-family residential home and a residential SRP member. They have to be planted on certain sides of the home. But maybe we can have homeowners sign up for the workshop and we as an HOA can pick up the trees and plant them.

Pool Repair: When we had our community meeting in person, the community consensus wanted to keep the pool and fix it. We have been doing a better job of keeping water in the pool but we are still losing water. Here is what we know about the pool from our inspection: "The leak detection report found that (8) structural cracks are leaking, along with one of the skimmers. Included in this proposal is to resurface the pool with new pebble, install new tile, structural crack repair, replace the skimmer, etc."

-Three bids for fixing the pool were obtained:

1. CDC POOLS: $40,886
2. Above & Beyond Pool Remodeling: $71,452.25
3. Arrowheaddeck: $71,993.50

**Potential Maintenance Goals for 2025:**

**Pathways (Section by Section)**

Elevated Landscaping:$15,870, Fix the pathway behind the Sanos Pool and the pathway connecting Margarita and Torre Molinos - "Remove approx. 680' of Asphalt Sidewalk and Dispose of.50 Tons of 1/4" Minus Table Mesa Brown Granite throughout and Water Down for Compaction - Approx 2" Depth and Install 12" by 12" Concrete Catch Basin Box and Install Approx. 160' of 4" Perforated Pipe for Drainage Along Margarita" Walkway

**Roads:**

Option 1: Resurfacing-

Sarver Asphalt- $53,500

Prime Asphalt- $51,970.17

Option 2: Redoing Roads-

Prime Asphalt- $309,327.42

1. **Current Business**
2. Insurance: American Family Insurance has chosen not to renew our policy at the end of this term in April. We will need to find new insurance coverage.
   1. Gerald from AmFam will seek other insurers and provide us with this information
   2. We cannot self insure due to reserves being at 18% of fully funded.
   3. Insurance costs more than doubled last year due to a combination of national insurance cost increases, the age of our homes surpassing 50 years, and the valuation of our property surpassing $27 million. We worked with a broker and sought alternatives but American Family Insurance was the only insurance provider who was willing to offer us coverage
   4. We worked last year on bringing all balconies up to code in order to address one major concern from insurance companies.

Sub Item: After talking with Gerald Sajor on the phone, he suggested that HOA's are rewriting their CC&Rs to give homeowner's total responsibility of their property allowing them to get "single family home" type of insurance. The individual homeowner would be responsible for the structure, roof and everything inside their property lines. The HOA would continue to maintain the common areas, pools, clubhouse and roads and seek insurance for just those areas.

Discussion: Do we want to look into or begin the process to rewrite the CC&Rs?

Sean has contacts for insurance companies that insure his HOA in Flagstaff.

1. Election of Officers for the 2025 board and duties

President:

Vice President: Jessie

Secretary: Becky

Treasurer: Mary, Sean

Discussion: Sean, Mary, Cody, and Tom all decline role of president. Tabled for next meeting.

1. Received information about State v. David Carey Dinelli
   1. A warrant for arrest has been issued
   2. We were provided with a form to fill out to state that we would like to be made aware of all future court proceedings related to this case
2. Email motions: How many days are allowed before the motion fails for lack of a quorum? 4?

Discussion: Tabled for next meeting

1. What is the dollar amount of expenses not requiring a board vote? $600?

Motion from Rhonda to set a spending limit of $600 for HOA expenses before a board vote is needed to approve spending. Seconded by Becky

Vote: Unanimous

Resolved: Motion carried

1. Motion to approve a single signer on HOA checks to expedite payment to vendors

Discussion: Homeowners and some board members expressed concern over this idea. 2 signers will be used at this time and a motion for a single signer was not made.

1. Discussion of A.R.S. 33-1804 allowing for virtual meetings to allow all members of the community access to the monthly board meetings.
   1. An in person and virtual option for meetings is being offered at this time.
2. Elevated Landscaping bid of $975 per area to convert small areas of grass on Solana to xeriscape – Update: Elevated will resubmit its bid to include 3 plants per area.
3. Elevated Landscaping’s bid to trim some of our olive trees passed – when will it be scheduled?

Discussion: End of next week or the week after

1. Lawn at 1638 Torre:
   1. Have we gotten any response now that fining has been instituted?
   2. Next steps for HOA to rectify appearance of the lawn

Discussion: Board may take actions to improve appearance. Discussed that attempts have already been made to work with the homeowner on this issue and he has declined. The board is not able to directly assess the cost of any landscaping done to the homeowner. Fines will continue.

1. 1521 River Pavers outside of back gate and homeowner request for HOA to cover cost of moving gate
2. Radley’s bid to remove the eucalyptus behind 1902 S Shannon and trim the eucalyptus on the west end of Las Brisas – when will it be scheduled?

Discussion: Scheduled in 2-3 weeks because cranes are needed

1. Excessive Water usage at the meter located at 1931 S Shannon - update

Discussion: No update

1. Discussion of how to increase homeowner engagement-Tabled for later meeting
2. Discussion of movement to a property management company in the future-Tabled for later meeting
3. Broken low wall at 1901 Shannon: Has been repaired!
4. Pathways-update?
   1. Asphalt walkway back by the drainage area
   2. Pathway off Torre next to 1703 has been significantly lifted by nearby root

Tabled for later meeting

1. Water drainage after rain on Margarita-Update?
   1. Issue with flooding has been worsening, several driveways are blocked by water for days after rain and area impacted is growing
2. Tabled for later meeting
3. Expenses paid $600 and under:

| 1902 S Shannon back Gate Pete Von Knorring $150 |
| --- |
| Space Ranger Pools $160.00 Pipe repair |
| Small Wall Repair Pete Von Knorring $150 |

1. Bids passed by email votes:

| Elevated's Bid of $2,950 to trim 12 olive trees and cut 4 olive trees down to shrubs. |
| --- |
| Maintenance mgr pay raise to $22 per hour |
| Radleys bid $6,550 Euc Removal & Euc Trim |

1. **Legal- To be discussed on 1/23/25**
   1. New requirement to report beneficial owner information to FinCEN (US Department of Treasury Financial Crimes Enforcement Network). No letter has been received from the AZ Corporation Commission. Should we ask our attorney for their opinion?
   2. The AZ State Legislature passed **HB2648** and it was signed into law on 9/19/2024. The law stipulates the parameters that HOAs can use for collection of outstanding dues. Because of changes in the Law, our Attorney, CHDB Law has developed a deferred billing plan that the 2024 Las Brisas board agreed to. The plan follows the foreclosure path for outstanding dues as it’s the most efficient method to get payment.

**HB2648** says that collections are allowed to begin when the dues amounts are $1,200 or more or when no dues have been received for 12 calendar months whichever comes first.

**Decisions: The 2025 Collection Policy for Outstanding Dues**

* Should the board approve a late fee increase to begin February 2025 of 8% or $24 per month as allowed in the CC&Rs?
* When should a homeowner’s outstanding dues to sent to the attorney for collection, 5 months, 6 months or something else?
* Should the HOA seek our lawyer’s opinion on the collection of late fees when a property is sold? The law states that a judgement against the homeowner must be recorded at the county recorder’s office before conveyance of a property or paid at the time of a sale or the unit/lot.

1. **Financial –**

* Money transfer from Chase Savings to Desert Financial Money Market Account -Complete!

1. **Homeowners’ Forum –**
2. **Adjournment**

Motion from Rhonda. To adjourn the meeting into regular session at 8:12 Seconded by Becky

Vote: Unanimous

Resolved: Motion carried

Minutes Prepared by: Becky Diebel

Next Meeting: 01/23/25