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

**Minutes**

Thursday Jun 15th, 2023 -7:00 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/81251338858?pwd=T25xb2E5RlJQYVR2azhuTFRYY056UT09>

Meeting ID: 812 5133 8858

Passcode: 385426

Members Present: Johnny Cesaretti, Matt Trink, Mary Valikai, Rhonda Oliver, Cody Heffner

Member’s Absent: Becky Diebel and Jack Confer

Others Present: Sean Carter and Sarah Colby

This meeting was held via teleconference in accordance with *A.R.S* Statute, 33-1248. Open Meetings.

Motion from Matt. To move the meeting into regular session at 7:00. Seconded by Rhonda.

Vote: Unanimous

Resolved: Motion carried

**Board of Directors Meeting –**

1. **Call to Order**
2. **May 18th, 2023 meeting minutes were approved on 05/24/2023 via email**
3. **Homeowners’ Forum –** Sarah Colby is concerned about the sprinkling system and asked what measures will be taken to alleviate the dry landscape. Sean has repaired some broken sprinklers found on River. Amanda will coordinate a time with Sean when he can look over the spare sprinkler parts in maintenance shed. Sarah suggested that board members could adopt a section of landscape to identify sprinkler problems. Rhonda and her husband have made sprinkler repairs on Broadway.
4. **Maintenance Update -**

Our sprinkling system is being repaired by a Turf and Trees and the availability of a repairman is limited. Another vendor has not been found. The new irrigation tech and Warren will come out from Turf and Trees to help assess our sprinkler problems. Warren has made many repairs. A valve on Torre Molinos is stuck on causing leaks.

All roof repairs are completed. Bids will be solicited for two new roof leaks.

The pony wall at 1718 S Torre Molinos has been repaired and is ready for stucco. Noel asked if there are any other small areas at Las Brisas that need stucco repair and he would do them all at the same time.

There are 16 houses to be painted in the center of Las Brisas. Rubin would like the 16 houses divided into 2 groups of 8 each to be painted as separate sections. Amanda will evaluate and prioritize the homes into 2 groups. Copperwood Construction will replace the balcony guard rails on 6 homes starting 6/26/2023.

Amanda has received 3 bids from pool vendors for pool maintenance and will send them out to the board for review.

1. **Financial-** Sean Carter has created a series of line graphs and bar charts via Looker to help facilitate an understanding of the Las Brisas budget compared to expenditures over time. He will share the reports with all who are interested. Comparisons can be made of major budget categories or dive down to sub categories and/or compare current month, year to date or a five-year history. Many at the meeting see the reports as a valuable resource to help understand Las Brisas expenditures. Thank you, Sean.
2. **Current Business**
	1. Bulk Trash Pickup loss of hat channels. Las Brisas has received a check for $912.24 from the City of Tempe.
	2. Tempe Neighborhood Grant-update
		* 1. Discussion: No news is good news because it means nothing is missing or needs to be amended so far. Awards will be made in August in time for a September/October implementation.
	3. Discussion: Landscape problems within the homeowner’s private yards.
		* 1. A letter has been sent to 1718 S Torre Molinos for the numerous volunteer palm trees within the patio inside the pony wall.
			2. 1733 E Shannon has a volunteer Mexican palm within the front patio. Should we send a letter?
			3. 2137 E Margarita Dr has Cat’s Claw growing up to the second story in the backyard, a problem vine which destroys stucco. An olive tree within the front patio has cracked the pony wall. Should we send a letter?

Discussion: Yes, we should notify homeowners of landscape problems within private yards with an initial letter and follow up with additional letters. Homeowners may be fined for failure to comply.

1. **Previous Business –**
	1. New plants in neighborhood-update
2. **Committee Reports**
	1. Finance –
	2. Landscaping –
	3. Maintenance –
* Motions passed via email:

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| T&T Invoice of $489.28 Sprinkler Repairs |
| T&T Invoice of $323.34 Sprinkler Repairs |
| Copperwood Construction bid of $5,680 for the following balconies |
| 2137 MARGARITA $980 |
| 2133 MARGARITA $880 |
| 1741 SHANNON $980 |
| 1729 SHANNON $880 |
| 1629 TORRE MOLINOS $980 |
| 1630 TORRE MOLINOS $980 |

* 1. Roof Maintenance-
	2. Architecture
	3. Rules and Violations –
	4. Newsletter-
1. **Adjournment**
2. **Adjournment**

Motion by Matt to adjourn the regular session at 7:37 pm. Seconded by Johnny.

Vote: Unanimous

Resolved: Motion carried

Minutes Prepared by: Mary Valikai

Next Meeting: July 20th, 2023 at 7pm