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

**Minutes**

Thursday July 20th, 2023 -7:00 PM

Members Present: Becky Diebel, Jack Confer, Matt Trink, Mary Valikai, Rhonda Oliver, Cody Heffner,Johnny Cesaretti

Member’s Absent: None

Others Present: Amanda Towler

This meeting was held via teleconference due to COVID-19 and the statewide recommendations to maintain physical distancing when possible.

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

Vote: Unanimous

Resolved: Motion carried

**Board of Directors Meeting –**

1. **Call to Order**
2. **June 16th, 2023 meeting minutes were approved on 06/17/2023 via email**
3. **Homeowners’ Forum –**
4. **Maintenance Update -**

City of Tempe notice for backflows and all passed inspection. Started painting, 5 houses have been done but they had to postpone due to the heat. A lot of irrigation leaks have been present and we received a notice from the City of Tempe after homeowners reported the leaks. The leak had been fixed before the City of Tempe came to inspect. On Shannon near the Shannon pool there is moss growing due to a leak and Warren will come look at it over the weekend. New lights at the Sanos Pool. The lock at the Sanos pool has been fixed.

1. **Financial**
	1. A six month review of expenses via the Looker Reports.

Discussion: 3 areas are over budget: Outside Services due to work before painting, Sprinkler repairs, and Roof replacement. We are under budget on maintenance and overall under budget on the year.

1. **Current Business**
	1. 1917 Roof-Roof was replaced last year but inspection this year revealed that roof repair was not done correctly and it was recommended that the roof be replaced again. We could report Ultra to the BBB and Registrar of Contractors but both would lead to having Ultra come back to do the repairs. Due to clerical errors from former employees, we do not have a proper signed bid that would be needed to pursue action against Ultra. Jack is willing to spearhead this process.

Motion by Matt Trink to rescind the bid for roof repair at 1917 River to allow for further review. Seconded by Becky Diebel

Vote: Unanimous

Resolved: Motion carried

* 1. Landscape shade from bushes and trees.
		+ 1. The “natural look” expected from trimming of the overgrowth of our bushes in the Spring of 2022 hasn’t happened. T&T landscape staff appear to only know how to buzz cut everything, a process which damages plants. The Natal Plum is just about dead at 1822 S River.
			2. If we get the grant, the City of Tempe is expecting the new bushes at maturity to shade 30% of the ground. That won’t happen if T&T keeps the same approach.
			3. The majority of Las Brisas residents want an appealing landscape with shade. Steps need to be taken to get the results we need.

Discussion: New head person with T&T was met with this week with Johnny and Amanda. They will skip a cycle of trimming in each section to allow for a more natural look. They will be more on top of dog bags. They will trim less on the plants they do trim. They will focus more on blowing and making the community look nice.

* 1. New bathroom door bid $737.

Discussion: Bathroom door at clubhouse needs to be replaced. Current bid for replacement is from Pete and Paul and we will seek a second bid.

* 1. Euc at 1741 S Shannon – homeowner asked for removal

Discussion: Eucs tend to drop limbs even when they are alive, so the dropping limb does not necessarily indicate that the tree is dying but we do need to remove the Eucs. We will prioritize removing the Euc that is currently dead this year. We will receive multiple bids for removal of the dead tree.

* 1. Irrigation lines running between the yards of two homes from the Shannon path.

Discussion: Issues with breaks in the line, we have asked about capping off the line between those two homes but this may not be possible due to how things are connected. We will need to do further investigation on how to repair this so we can get it fixed correctly. Starting point would be to get bids for redoing irrigation and find a price and then figure out how we can afford to redo it.

* 1. Carport to Garage conversion at 1617 S River Drive
		+ 1. What will happen to nearby trees
			2. Will access to neighbor’s carport be restricted?

Discussion: Becky will reach out to the homeowner and neighbor regarding ingress and egress from driveway and trees.

* 1. Pool Contractor Bids

Discussion: Bid was received from Chris at Seven Seas for less frequent servicing in the winter and more frequent in the summer which will align with what we are currently spending for Hector.

* 1. Community Surveillance/Security Cameras

Discussion: Main issue is lack of access to wifi.

* 1. SRP Construction Schedule/Update: "T2123638 - CAB UW PCR Broadway & River"

Discussion: Date for SRP has been moved back to October and November and do not have a contractor picked yet.

1. **Previous Business –**
	1. Tempe Neighborhood Grant-update
2. **Committee Reports**
	1. Finance –
	2. Landscaping –
	3. Maintenance –
* Motions passed via email:

| Contreras roof repair bids 1915 S Shannon - $8,000 & 1913 S River - $2,500 |
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| T&T Invoice of $904.65 for sprinkler repairs |
| T&T invoice of $316.58 for sprinkler repairs |
| Contreras Roof Charge $1,000 for Extra Work at 1915 S Shannon |
| Contreras roof repair bids 1913 S Shannon - $6,000, tile |
| Bolanos Pools - July pool supplies, $679.00 |
| T&T Sprinkler Repair invoice of $380.20 |
| T&T Sprinkler Repair invoice of $515.42 |
| Arch: 1604 S River - backyard Pergola |
| Contreras Bid $11,300 for new tile roof - 1917 S River |
| Contreras Roofing bid of $6,300 for 2174 E Sanos new foam roof. |

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

Motion by Matt to adjourn the regular session at 8:05 pm.

Vote: Unanimous

Resolved: Motion carried

Minutes Prepared by: Becky Diebel

Next Meeting: August 17th, 2023 at 7pm