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

**Minutes**

Thursday March 16th, 2023 - 7:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/83070637523?pwd=RW9hLzNEVVBUNHV6emNUWUJpVEpnZz09>

Meeting ID: 830 7063 7523

Passcode: 552345

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

Member’s Absent: None

Others Present: Sean, Sarah, Gerald

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 7:02. Seconded by Becky

Vote: Unanimous

Resolved: Motion carried

**Board of Directors Meeting –**

1. **Call to Order**
2. **February 16th, 2023 meeting minutes were approved on 02/18/2023 via email**
3. **Homeowners’ Forum –**

Sean: Wanted an update on stucco repairs, this will be done next week. There is a broken sprinkler by the mailbox that hasn’t been fixed in a week. Also notes that T&T have not been mowing his lawn every week.

RJ: Sofas outside of Sanos. Rhonda will go and put a notice. RJ also offers a solution to the flooding on Margarita.

1. **Maintenance Update -**
2. **Financial-**Las Brisas Condominium Association 2022 Management Representation Letter – Approve of the 2022 audit draft by Butler and Hansen

Motion by Mary to approve audit draft for 2022 from Butler and Hansen. Seconded by Becky

Vote: 5 in favor, Jack abstained

Resolved: Motion carried

1. **Current Business**
   1. Decision on new insurance quotes-$5000 and $10000 deductible options

Discussion: Gerald on the phone from American Family. He recommends shifting to a $10,000 premium due to infrequency of claims, Increased cost of insurance this year mostly due to overall valuation of property increase from around 17 million to around 25 million. We may be interested in a high premium in coming years but a decision must be made in the next few days for this coming year insurance to be finalized by the deadline.

Motion by Batt to accept insurance bid from American Family Insurance with $10,000 premium, seconded by Becky.

Vote: 4 in favor, president did not vote

Jack and Johnny abstain from voting.

Resolved: Motion carried

* 1. Bulk Trash Pickup loss of hat channels for 2127 E Rosarita Carport construction. Tempe 311 issue submitted – update. David McAllister of Risk Management for the City of Tempe contacted the HOA and spoke with several persons with knowledge of the incident. It’s likely the City of Tempe will pay Las Brisas for the loss. A claim form will be submitted after new hat channels are purchased from Sun Valley Supply.
  2. Spring planting of plants lost this past year: One of the Texas Sage bushes at 1512 S River did not survive last year’s renewal trimming. Should it be replaced? It’s also likely the Mexican Bird of Paradise in the xeriscape area by 1822 S Shannon will not survive the late pruning efforts by T&T in January. Are there any others? Spring is a good time for new plants. Should the lost plants be replaced in April?

Discussion: Homeowner at 1905 S Shannon reported wanting tree cut down there to be replaced. HOA had previously attempted to replant there but previous homeowner was upset and did not want another tree there. There is still time this year to potentially plant more plants before summer. Rhonda will plant some new plants.

* 1. Garage Roof Repair – 1526 S River Dr – Vendor selection

Discussion: We are waiting for second bid

* 1. Contreras Roofing upcharge of $550 for new plywood needed on the 5 new walk decks – motion needed.

Motion from Mary: Accept $550 upcharge for roofing decks, seconded by Becky.

Vote: Unanimous

Resolved: Motion carried

* 1. 2023/2024 Tempe Neighborhood Grant.

Discussion: we are seeking the three bids needed for the application. We need to ensure we will plant shrubs in addition to placing xeriscape.

* 1. Paint the wall and fencing at Shannon pool

Discussion: iron will rust if not painted. Some of the iron is already degrading.

* 1. HOA vs homeowner responsibility on window and door frames and surrounding stucco/structures

Discussion: In case of particular issue in question, calking wasn’t done around the door trim. Becky will come up with a policy regarding window and doors and send it to the board to consider.

1. **Previous Business –**
2. **Committee Reports** 
   1. Finance –
   2. Landscaping –
   3. Maintenance –

* Motions passed via email:

| Pete Von Knorring - downspout repair at 2156 E Rosarita, $335.88. |
| --- |
| T&T invoice of $456.61 for Sprinkler repairs |
| Pete Von Knorring - invoice of $339.82 to repair the lights at the Las Brisas sign on River Drive |
| Noel's stucco bid of $8,500 to repair and stucco all the walls in the area to be painted |

* 1. Roof Maintenance-
  2. Architecture
  3. Rules and Violations –
  4. Newsletter- Spring/Summer Newsletter Topics

Discussion: Insurance cost increase

1. **Adjournment**

Motion by Matt to adjourn the regular session at 7:49 pm. Seconded by Becky

Vote: Unanimous

Resolved: Motion carried

Minutes Prepared by: Becky Diebel

Next Meeting: April 20th, 2023 at 7pm