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

**Minutes**

Thursday January 20th, 2021 - 7:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/87311812604?pwd=Tm9lcWl3OHNMaVVnYjJhbGJvY2JIdz09>

Meeting ID: 873 1181 2604

Passcode: 575577

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

Members Absent: Jonathan Watkins

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

Motion from Matt Trink. To move the meeting into regular session at 7:04. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

**Board of Directors Meeting –**

* **Call to Order**
* **December 9th, 2021 meeting minutes were approved on 12/12/2021 via email**
* **Homeowners’ Forum –**
* **Maintenance Update -**

1823 Torre Molinos Circle put some pass through blocks in their backyard wall during a modification of the backyard. The plan to do this was not given to the board and the board will seek an Exterior Modification Request from the homeowner.

* **Current Business**
  1. The Las Brisas 2022 Election Results

Discussion: Elected Officers for 2022 are Matt Trink, Johnny Cesaretti, Becky Diebel, Rhonda Oliver, Jack Confer, Mary Valikai, Jonathan Watkins.

* 1. Paint Project – 3 homes on Sanos and 10 homes on the east side of River starting from the RV Lot.

Discussion: Matt messaged Ruben to ask for a bid for this paint job. Johnny talked to Dick about doing a walk through of the selected home to identify any needed repairs such as carports, railings, balcony, fascia boards, etc.

* 1. Website conversion to Wix – Our Cloud Access web service expires on 4/25/2022 and our Balbooa software license for forms expires on 6/2/2022. However the forms software, Joomla, may not work on a different web service site.

Discussion: We will shoot to have the new website operational by April 25, 2022.

* 1. Maintenance – The street patch in front of 2022 E Solana appears to be unfinished. Dick will contact the owner.

Discussion: Patch done after sewer line was replaced and the repair was not done well. Cars are driving over and creating ruts. We should ask homeowners to have their company come back out and complete the repair.

* 1. Tree Doctors scheduled to spray olive trees on February 14th- notice has been sent to us, plan to distribute?

Discussion: We will ask Dick to post the notices.

* 1. Turf and Trees Price new contract discussion.

Discussion: How are we going to monitor what Turf and Trees does and if they are completing the items in their contract. Dick should be monitoring what they do during the final 20-30 minutes of their time here to ensure that everything is completed as stated in the contract. They were responsive then Matt did this over the last few weeks. We will also ask our point of contact with T&T to schedule a meeting with us.

* **Previous Business –**
* **Committee Reports** 
  1. Finance –
* The 2021 Audit by Butler/Hansen has begun and an invoice for ½ of the audit cost of $1,250 has been received and paid

Motion from Mary Valikai to pass the 2022 budget. Seconded by Rhonda Oliver.

Vote: Unanimous

Resolved: Motion carried

* 1. Landscaping –
* The HOA CD at CIT Bank needs updated authorized signatures. Currently both Dale and Holly Wutz are the authorized signatures on the CD. I’m going to contact Dale to see if he will go with me to update the authorized signature card. CIT Bank has only Monday-Friday hours.

Discussion: Dale and Holly Wutz are removed as signers from the CD. New signers are Mary Valikai and Jack Confer

Motion by Mary Valikai to remove Dale and Holly Wutz as authorized signers from the CIT Bank CD. Seconded by Rhonda Oliver.

Vote: Unanimous

Resolved: Motion carried

Motion by Mary Valikai to add herself and Jack Confer as authorized signers for the CIT Bank CD. Seconded by Rhonda Oliver.

Vote: Unanimous

Resolved: Motion carried

* 1. Maintenance –
* Motions passed via email:

| Bids from Ultra Improvements $700 - 2144 E Sanos, $1,200 - 1913 S River & $1,000 - 1822 S Shannon |
| --- |
| T&T Invoice of $6,500 for the Xeriscape Project. |
| Bid from Ultra Improvements for $7,100 to replace the roof at 2137 E Margarita. |
| Ultra bids of $1,000 and $3,500 for the roof repairs on Lot 225 (1912 S River) and Lot 8 (1831 S Torre Molinos) |
| Ultra bids of $1,200 and $800 to repair the roofs for Lots 16 (1721 S Torre Molinos) and 154 (1638 S Torre Molinos). |
| Approve Butler Hansen Invoice of $1,250 for first half of the 2021 audit |

* 1. Roof Maintenance-
  2. Architecture
  3. Rules and Violations –
* 1. Newsletter-
* Plans for sending newsletters in 2022? Original plan was to move to digital or mailing list, but only about 15 people have signed up for the mailing list.

Discussion: We will post the newsletter on the website and post a few around the community at the website. We can also post some at the pools.

* **Adjournment**

Motion from Matt Trink to adjourn regular session at 7:35. Seconded by Jack Confer.

Vote: Unanimous

Resolved: Motion carried

Minutes Prepared by: Becky Diebel

Next Meeting: February 17th at 7pm