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

Thursday February 18th, 2021 - 7:00 p.m.

Call in phone number: +1-866-692-4530 Access Code: 595 985 676

Members Present: Mary Valikai, Matt Trink, Becky Diebel, Johnny Cesaretti, Rhonda Oliver, Tom Tait

Members Absent: Marco Regalado

Others Present: Dick

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

**Board of Directors Meeting –**

1. **Call to Order**

Motion from Matt Trink: To move the meeting into regular session at 7:05. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

1. **January 21st, 2021 meeting minutes were approved on 01/26/2021 via email**
2. **Homeowners’ Forum –**
3. **Maintenance Update -**

1822 Shannon-Roof inspection scheduled

1809-Issue with back deck gate not shutting, began working it today.

Sample contract for roof work was sent out tonight for $2800 and $1600 for two repairs, for a total cost of $4200 if done together or $4400 if done one at a time. There is also damage to the stucco at Mary’s house which may be causing some of the issues at her home and she would like those issues addressed with the parapet wall before the roof is repaired.

1. **Current Business –** 
   1. RV Lot entrance improvement update

Discussion: Still figuring out a way to cover the drain in the RV lot. The RV lot entrance has otherwise been redone. We are awaiting a new bid for the other part of the RV lot.

* 1. Failed Path lighting coupled with muddy wet pathways are causing a safety hazard – update

Discussion: No bid for pavers has been requested at this time. No update. A nearby homeowner put some pavers and rock down nearby that seems to be helping.

* 1. Assess the visibility of house numbers on every garage and carport in the complex and update where necessary. House numbers have gone missing for multiple reasons.

Discussion: Gates need house numbers as well as either the garage and carport. Rhonda will pick out some house number options. Dick and Dylan will track which homes are missing numbers.

* 1. Paint project – update
     + 1. Next 5 homes tentatively scheduled for March 1st
       2. Vote on carport replacement from Organic Construction
          1. Current bid was for 10 carports, we are awaiting a bid for a single carport to test the work before bidding on a larger group.
  2. Tempe City Grant Update – We’ve used half of the grant money, $4,259. The recent Turf and Trees bid of $2,801.01 follows the grant guidelines. We need to plan for another area to finish out the grant, perhaps along the fence line of homes across from the Shannon pool. The walls in this area show much water damage.
  3. Outstanding paper maintenance requests tracking project. Report by Dick on which requests remain to be addressed.
     + 1. Do we have a way of tracking ongoing HOA projects that are not homeowner requests?

Discussion: Current system involves moving completed tasks to a new sheet. Ongoing projects are organized by type. The board is still working to develop a system for prioritizing projects. The maintenance team of board members will work on regularly picking priority items to give to Dick while allowing Dick to prioritize other tasks. HOA directed projects (rather than homeowner) have been added to the current sheets rather than being noted separately.

* 1. 1630 S Torre Molinos - Sprinklers should be rerouted - update

Discussion: Will talk to DLP about this after xeriscaping is done.

* 1. Violations tracking and process-how would we like to track and issue violations in 2021

Discussion: Top priorities are violations that impact public health or grossly violate CC&Rs. Other important violations are parking on grass or without registration, tree trimming.

* 1. Areas for 2021 Grant money application

Discussion: There are 4 potential categories: landscaping and tree, water conservation, signage, and art. We could focus on new signage out front as well as landscaping along Broadway.

1. **Committee Reports** 
   1. Finance –

* Insurance Update-we will likely have a slight increase in insurance cost.
  1. Landscaping –
* We have timer and watering changes. Increases mostly. We are requesting Turf and Trees to replace remaining old timers. Hopefully this will help irrigation be less time consuming.
* Awaiting scheduling for pavers and xeriscape.
  1. Maintenance –
* Motions passed via email:

| N&K Construction $1,299.60 |
| --- |
| Olive Tree Spraying $2,040 - Tree Doctors |
| Wet Paint Change Order $4,500 |
| Refurbished Golf Cart for $1,300 |
| N&K Construction Additional Concrete $1,083 |
| Turf and Trees $2,801.01 xeriscape on Margarita |
| Turf and Trees $2604.35 - Pavers at Mailboxes |

Motion from Mary Valikai to rescind vote for N&K Construction for $1,083. Seconded by: Becky Diebel.

Vote: Unanimous

Resolved: Motion Carried

* 1. Roof Maintenance-
* Increase in roofing cost-ideas for reducing cost?
  1. Architecture
* None
  1. Rules and Violations –
* Update
  1. Newsletter-
* When to send for 2021?-Will discuss next meeting

1. **Adjournment**

Motion from Matt Trink: Adjourn Meeting at 8:07. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

**Next Meeting**: March 18th, 2021 – 7:00 pm – HOA Clubhouse or Conference Call, TBD

**Minutes Prepared By**: Becky Diebel