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

Thursday April 15th,, 2021 - 7:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/89873571500>

Meeting ID: 898 7357 1500

Members Present: Mary Valikai, Marco Regalado, Becky Diebel, Johnny Cesaretti, Rhonda Oliver, Matt Trink

Members Absent:, Tom Tait

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 Marco Regalado: To move the meeting into regular session at 7:05. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

1. **March 18th, 2020 meeting minutes were approved on 03/25/2021 via email**
2. **Homeowners’ Forum –**
3. **Maintenance Update -**

Walls on Broadway-Dick got a price for repair of the stucco.

Garage Roofs-Dylan took pictures of all garage roofs. Identified a few roofs with issues so they can fixed preventatively

Pavers-There is an interest in placing pavers around all mailboxes now that the first 4 have been done.

1. **Current Business –** 
   1. Tempe City Grant Update – $2,877.65 remains in our grant allocation. The money can be used in a project completed by the end of June, 6/30/2021. Do we want to add additional xeriscaping along walls in the complex to use the remaining funds?

Discussion: Board would like to add more xeriscaping to protect the walls. Eventually the board would like to xeriscape the borders along all walls. There is an area near the Shannon pool on Shannon and Torre Molinos where grass will not grow because of the shade. Matt will get with Tom from Turf and Trees to identify the next area that should be xeriscaped. We may need to spend more than the grant fee in order to make it worth the cost associated with bringings in rock, etc.

* 1. Annual palm tree trim

Discussion: We will get a bid from Tom tomorrow. We also have a bid from Radleys.

* 1. Removal of dead and dying trees before the monsoon

Discussion: Board has a list of homes that have dead trees. The violations committee will leave notices at these homes. Eucalyptus by the pool looks like it will die.

* 1. Paint project – update

Discussion: Discussion: Ruben states that he will paint the new carport for $500. Ruben is doing 5 houses now. There are 6 houses left on that side of River. Overall all quality of their work has been great. The next area to be painted will most likely be Margarita circle. Board will work to repair carports on Margarita.

* 1. 2021 Grant for Front Entrance- update

Discussion: Rhonda has worked with the designer on updated sign options. She has asked for the maximum cost to $10,000 so that our contribution will only be $2500. Use of the words “The Residences” may help to indicate that we are not an apartment community. No illumination can be used on the sign. The palm tree is the favorite image but a silhouette would be preferred over a square shape. The board is also interested in seeing different font options. Overall “At River Drive” is liked more than “The Residences”.

**COMMITTEE REPORTS**

* 1. Finance
  2. Landscaping –
* Motion from Rhonda Oliver: Order 4 new loungers for the pool. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

* 1. Maintenance –
* Motions passed via email:

| Ruben Painting for $9,900 |
| --- |
| Ultra Improvements-Roof Repair 1515 and 1913 S River for $4,800 |
| Turf and Trees-autofill lines at pools for $575 |
| Ulta Improvements-roof repair 1822 Shannon for $3,600 |
| Arch Req - Carport to Garage Conversion 1815 Torre Molinos |
| Arch Req - Move window over 1925 Shannon |
| Ultra Improvements-Roof repair 2131 Rosarita for $3,600 |

* 1. Roof Maintenance-
  2. Architecture
* None
  1. Rules and Violations –
  2. Newsletter-
* Rough draft sent to board.
* **Adjournment**

Motion from Matt Trink: Adjourn meeting at 8:04. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

Next Meeting: May 20 th at 7pm. This meeting will be held via Zoom.

Minutes Prepared by: Becky Diebel