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

**Minutes**

Thursday September 15th, 2022 - 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,

Member’s Absent: Rhonda Oliver

Others Present:

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 7:00. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

**Board of Directors Meeting –**

1. **Call to Order**
2. **August 18th, 2022 meeting minutes were approved on 08/22/2022 via email**
3. **Homeowners’ Forum –**
4. **Maintenance Update -** Roofs have been completed, are in progress, and one scheduled for repair. Pete and Paul Handymen completed small jobs around the community and did a great job. 3 carports were repaired. Some repair was done to the electrical in the pool pump room but more work is needed to make the room safe. Amanda has someone scheduled to come look at the electric this week.

Stucco-Walls are being replaced and will then get stuccoed. We can talk to the person doing the stucco and use any leftover funds to complete more stucco around the neighborhood. Smaller stucco repairs will be put off for painting or when we have funds for larger stucco repairs throughout the community.

1. **Financial –**

* 2023 Dues Discussion – Do we adjust for inflation? The overall annual inflation rate as of July 2022 is 8.5%.

1. Inflation rate of **8.8%** = $20.00 dues increase - $248.00
2. Inflation rate of **10%** = $22.80 dues increase - $250.80
3. Inflation rate of **9.6%** = $22.00 dues increase - $250.00

Discussion: While the board knows that a $22/month increase is significant, an increase of this amount is needed to cover rising costs due to inflation and increasing material costs for repair projects. This increase will allow for ongoing upkeep of the community to prevent the need for more significant repairs down the line and will fund preventive maintenance when possible.

Motion by Jack Confer to increase HOA dues to $250/mo, a $22.00 increase, Seconded by Mary Valikai.

Vote: Unanimous

Resolved: Motion carried

* Budget analysis – through August 31st, 2022

Over Budget as of August 31st, 2022:

1. Insurance – 15%,
2. Pool Supplies – 29%
3. Landscape Services – 11% (Fertilizer, Pre-emergent, Irrigation Repairs)
4. Roof Replacement – 17% (1917 S River --- No new tiles)

* Year End Spending:

|  | Under Budget Categories | Jan – Aug 22 | Annual Budget |
| --- | --- | --- | --- |
| 605 | Roof Maintenance/Repair | $43,800 | $75,000 |
| 609 | Outside Services | $18,899.06 | $30,000 |
| 625 | Extra Landscape Maintenance | $7,520 | $30,000 |
| 652 | Maintenance Labor | $11,992 | $33,000 |
| 710 | Stucco & Paint Project | $20,000 | $56,000 |

1. Do we get more carports and balconies using funds from *609 Outside Services*?  
   Discussion: We should be proactive about repairing more balconies and carports for what will be painted soon. Electrical panel should also be a high priority. We can revisit the budget in December to determine if we have extra funding to proactively repair or replace some roofs.
2. Do we remove more eucalyptus trees using funds from *625 Extra Landscape Maintenance?*
3. Do we paint 21+ ($2,000 per home) homes before 12/31/2022?

Discussion: We may not be ready to paint 21 more houses this year but we can plan to do 11 more coming up soon. 4 homes on Sanos plus 1605-1633 for 8 more houses.

1. **Current Business**
   1. T&T offered to give us an estimate for over seeding for winter grass. Are we interested?

Discussion: We will skip winter grass this year.

* 1. Horn & Sons Roofing bid $1,950 for flat roof at 1904 S Shannon.

Motion by Johnny Cesaretti to accept Horn & Sons Roofing bid $1,950 for flat roof at 1904 S Shannon. Seconded by Becky Diebel

Vote: Unanimous

Resolved: Motion carried

* 1. Paint project – Next Homes 1605 – 1629 River - (7 homes) & 2134 -2148 Sanos – (4 homes) – Skip 1633 because repairs are still needed? Window? Beam?

Discussion: See above.

* 1. Balcony Guardrail Replacements – 2019 price $720 --- Greg Montes Price about $500. Should we get a bid for multiple guardrail replacements from Greg Montes?

Discussion: This may be mispriced, so we will get a new bid.

* 1. Motion for Greg Montes Bids:
     + 1. 1633 S River Beam replacement $1,200

Motion by Mary Valikai to accept bid from Greg Montes for 1633 S River Beam replacement $1,200 Seconded by Becky Diebel

Vote: Unanimous

Resolved: Motion carried

* + - 1. 2019 E Solana Dr – Facia Board and drywall replacement $900

Motion by Mary Valikai to accept bid from Greg Montes for 2019 E Solana Dr – Facia Board and drywall replacement $900. Seconded by Becky Diebel

Vote: Unanimous

Resolved: Motion carried

1. **Previous Business –** 
   1. Gate repair at 1805 S Torre Molinos and 2146 E Rosarita -We will let Amanda know and Pete can take a look.
2. **Committee Reports** 
   1. Finance –

* See above
  1. Landscaping –
  2. Maintenance –
* Motions passed via email:

| Arch Req 1822 S Shannon - Remove pop out window, portion of parapet wall and install removal sunscreen underneath pergola |
| --- |
| Bid of $500 from Noel to stucco the 2026 Wall and the $900 bid to remove the old bricks and install the new wall from Alejandro Plata |
| Invoice of $450 from T&T for Tree Limb cleanup |
| Accept the price increases from T&T for ancillary services |
| Turf and Trees bid of $4,545 for removal of a eucalyptus tree behind the Rosarita Circle |
| Bid of $7,575 from Horn & Sons Roofing for a full underlayment replacement of the roof at 1921 S Shannon |

* 1. Roof Maintenance-
  2. Architecture
  3. Rules and Violations –
  4. Newsletter- Send out next newsletter that includes Dues increase info, date? Ballot also needs to go out by November 8th at the latest.

1. **Adjournment**

Motion by Matt Trink to adjourn the regular session at 7:44 pm. Seconded by Johnny Cesaretti.

Vote: Unanimous

Resolved: Motion carried

Minutes Prepared by: Becky Diebel

Next Meeting: October 20th at 7pm