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

**Minutes**

Thursday July 21st, 2022 - 7:00 p.m.

Join Zoom Meeting

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

Meeting ID: 873 1181 2604

Passcode: 575577

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

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. **June 16th, 2022 meeting minutes were approved on 06/20/2022 via email**
3. **Homeowners’ Forum –**
4. **Maintenance Update -**

Many roofs in need of repair, list of all roofs has been sent to Johnny and Matt to follow up with several new roofing companies to see if we can get more competitive bids for repairs needs. Repairs are needed at: 2019 E Solana, 1616 Torre, 1901 Shannon, 1604 Torre, 1636 S River, 1626 S Torre

1. **Current Business**
   1. Hiring a replacement for Mark and Dick
      * 1. What to do in interim?

Discussion: Main concern right now is that we don’t have eyes on the property. Pool trash and recycling and RV gate for trash need to be taken care of. Sprinklers are all currently turned off because Mark turned them off before it started to rain. Some sprinklers need to be turned on and off manually. Matt has a relationship with a landscaper who has irrigation experience who may be able to help out.

Becky will pull trash out on Tuesdays and Rhonda will put them away on Wednesday nights.

Johnny will check on the RV lot and leave the gate open for the trash if needed.

* 1. Ultra Improvements – service received on recent roof work – Is the cost justified?
* Roof at 1917 S River cost $15,500 – replaced underlayment and ½ sheet of plywood – all tiles lifted up and replaced – no new tiles. How much per sq foot?
* The HOA needs to create specs for roof work.
* Ultra estimates the roof area by looking at the roof and not measuring it
* Ultra doesn’t install a drip edge on a new roof unless it previously had one – needs confirmation from Mark
* 1525 E River flat roof should have been coated with Elastomeric coating – Ewa complained about a black coating on her flat roof – What is the coating? Confirmation needed
* Promised photos were not received

Discussion: Prices with the have gone up dramatically. We have someone who lives in the neighborhood who does roofing and will give bids. Johnny and Matt will seek new bids from other roofers for price comparison.

* 1. Process for collecting fines

Discussion: Rhonda will begin the process of fining and will send a notice that fines are being accrued until we hear back from the house with the pony wall. Fine is $50/month

* 1. Eucalyptus trees – do we remove/trim before the summer monsoons?-update

Discussion: Rhonda will follow up on Euc removal.

* 1. Gate repair at 1805 S Torre Molinos and 2146 E Rosarita – neither repaired gate is sitting well

Discussion: Johnny will take a look and see if someone he knows can help with repairs.

* 1. Mailing list utilization

Discussion: We will start using the mailing list to send out community notices.

* 1. Pool contractor and pool issues

Discussion: We have had several issues with the pool including one pool turning green. There are also some repairs needed at the pools and Hector has not followed up on giving us bids for things that need repairs. We will add this to the list for a new management hire.

* 1. Turf and Trees

Discussion: Aeration was not finished throughout the whole community and they are not doing all of the work they are supposed to do but we are now paying more than we used to for less work. Solana in Zone 4 does not seem to be getting taken care of. Rhonda will send a message saying that there is general discontent with the service we are receiving and will request for them to come back out to finish the work.

1. **Previous Business –** 
   1. Pitched window deterioration at 1633 S River-update
   2. Chimney caps-Johnny talked to someone he knows who can give us a wholesale price on chimney caps.
   3. Unpainted carport at 2148 Sanos

Discussion: Matt will seek a bid for painting of carport, RV wall, and iron at the Shannon pool. 1525 S River also has unfinished painting work that needs to be done.

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

* An insurance settlement for $6,288.67 has been accepted for the wall damage sustained from a vehicle at 2026 E Solana Dr. We are just waiting on the check and Johnny will get a bid for the wall repair.
* Midyear budget analysis –

Over Budget:

* + Insurance – 15%,
  + Exterminating – 20% (Bees and July service paid at the end of June)
  + Landscape Services – 10% (Fertilizer, Pre-emergent, Irrigation Repairs)
  + Roof Replacement – 30% (1917 S River --- No new tiles)
  1. Landscaping –
  2. Maintenance –
* Motions passed via email:

| Ultra bids of $2,000 for 1712 S River and $1,800 for 1525 S River roof repairs |
| --- |
| Lot 41 RV space Rental starting in April 2022 |

* 1. Roof Maintenance-
  2. Architecture
  3. Rules and Violations –
  4. Newsletter-

1. **Adjournment**

Motion by Matt Trink to adjourn the regular session at 8:03 pm. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

Minutes Prepared by: Becky Diebel

Next Meeting: August 18th at 7pm