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

**Minutes**

Thursday June 16th, 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

Members Absent: Mary Valikai, Johnny Cesaretti.

Others Present: Mark

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. **May 19th, 2022 meeting minutes were approved on 05/23/2022 via email**
3. **Homeowners’ Forum –**

Angel Stewart: Path has potholes, she is concerned with the safety of the path.

Discussion: We are planning to remove a tree that is causing the path to buckle in the worst area.

1. **Maintenance Update -**

Hector has started 3x per week service for the pools. Mark asked the landscapers not to mow today because the grass is short. We have not heard back on our request for aeration or scheduling palm tree trimming. Rhonda sent an email about this on Monday and she will follow up tomorrow. Mark is still trying to get an answer about Euc removal. Mark would like to get a quote from Ruben for painting various areas in the community. He will include the carport that needs to be painted when he speaks to Ruben. Shannon pool also needs to be painted to prevent rust. There are issues with the latest roof work done by Ultra. Work does not seem to be done to the standard we would like.

1. **Current Business**
   1. Roof bids from Ultra for 1525 S River for $1800 and 1712 S River for $2000.
      * 1. Is there a record of roof bids or various roof sizes to help compare roofing bids.

Discussion: We will hold off on this motion until we see what Ultra does about the previously completed work that was not satisfactory.

* 1. Rules and Regulations
     + 1. No evidence can be found that a set of Rules and Regs was ever voted on by 81 members of the community

Discussion: Without evidence to support that a paper ballot vote ever took place to ratify a new set of Rules and regulations, we do not have legal grounds to enforce the Rules and Regs as they currently stand. A new draft of Rules and Regulations has been compiled that consists only of items that are supported by the CC&Rs, City of Tempe rules/laws, and Maricopa County rules/laws. This document will serve as a reference point for homeowners and community members regarding the community, city, and county rules that apply to our community, rather than a set of Rules and Regulations adopted by the HOA board, which would require a majority vote by 81 homeowners to pass.

Motion by Jack Confer: Post the corrected rule list which removed any rule not identified in the CC&Rs or Maricopa County ordinance or City of Tempe ordinance to the Las Brisas website and include it in the New Homeowner Packet.

Seconded by: Rhonda Oliver

Vote: Yea from Becky, Mary (via proxy vote), Johnny, Matt

Resolved: Motion Carried

* 1. Eucalyptus trees – do we remove/trim before the summer monsoons?
     + 1. Follow up and ask for a new bid on removal?

Discussion: Discussed above

* 1. Wall repair 1805 S Torre Molinos and 2146 E Rosarita – stucco and painting

Discussion: Vote for stucco has been passed. Outside and top of walls will be stuccoed.Only outsides will be painted.

* 1. Visible trash cans-noticed posted were ineffective, next steps
  2. Chimney caps-15 are missing and sturdy replacements will cost about $200/per cap

Discussion: Mark cannot find anything that looks similar to the caps existing in the community.

* 1. Ellon reports ongoing issues with pools being left unlocked and people using pools at night.
  2. Unpainted carport at 2148 Sanos

Discussion: Mark will follow up with Ruben about getting this painted.

1. **Previous Business –** 
   1. Pitched window deterioration at 1633 S River-update
   2. New website is live
      * 1. Any items that need to be added?
2. **Committee Reports** 
   1. Finance –

A Notice of Determination was received regarding the Farmers Insurance Class Action lawsuit. Farmers has determined that Las Brisas does not qualify for a payment under the terms.

Reason:No Previously Withheld GCOP Outstanding – While GCOP was previously withheld, it was paid later in the claim process.

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

| Architectural approval 1521 S River - atrium bathroom |
| --- |
| Bid of $4,013.88 to repair gates at 2146 E Rosarita & 1805 S Torre Molinos |
| T&T Invoice of $600 for Fertilizer |
| Rescind the Bid of $4,013.88 to repair gates at 2146 E Rosarita & 1805 S Torre Molinos |
| WIX Website Platform - $396 for 3 yrs |
| L&F Service Contractor Bid of $1,400 each wall to demo and rebuild them at 2146 Rosarita and 1805 Torre Molinos |
| Architectural denied - 1521 S River AC on garage roof |
| Change in Roberts Rules to allow the President to vote on any issue |
| Ultra bid of $1,200 to repair roofs at 1604 S Torre Molinos & 1636 S River Dr |
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| Noel's $900 Bid to Stucco, the face of 2146 E Rosarita and 1805 S Torre Molinos |

* 1. Roof Maintenance-
  2. Architecture
  3. Rules and Violations –
  4. Newsletter- Will be posted on website with some updates

1. **Adjournment**
2. **Adjournment**

Motion by Matt Trink to adjourn the regular session at 8:10 pm. Seconded by Becky Diebel.

Vote: Unanimous

Resolved: Motion carried

Minutes Prepared by: Becky Diebel

Next Meeting: July 21st at 7pm