

**Villas de Las Flores HOA
BOARD OF DIRECTORS MEETING
January 7, 2017
REGULAR SESSION MINUTES**

Upon notice duly given, a regular meeting of the Board of Directors of Villas de Las Flores Homeowners Association was held on Saturday, January 7, 2017 at 9:00 am at the Clubhouse. A quorum of Board members was present and business was conducted as is outlined herein.

DIRECTORS PRESENT

Dave Batterman, Joan Redwine, Don Blackwell, Bette Alston, John Toogood, Gail Beal, Scott Gaudineer and Barbara Cioffi

DIRECTORS ABSENT

Charles Drayman

ALSO PRESENT

Shelly Ruegsegger, CMCA & Jasmine Meza representing Personalized Property Management

CALL TO ORDER

Mr. Batterman called the meeting to order at 9:03am and introduced the two new Board members.

AGENDA ADDITIONS:

Old Business – Christmas Bonuses
Old Business – Pool Chairs
New Business – Proposed Book Room at clubhouse

HOMEOWNER FORUM

Jane Blair 5806 LC – Do landscapers need to water 3x a week with the lower temps? More speed bumps are needed throughout the community. Too many pesticides are being used by the landscapers which can lead to bladder cancer in dogs; perhaps they can do it stages? A tenant in parking lot 6 cannot access the side walk because there is no ramp. Mrs. Alston advised that she met with tenant for an hour yesterday. Mr. Batterman asked the pool directors to check their parking lots to ensure that all have ramps and report back to the Board. Mr. Gaudineer suggested the entire community be inspected to ensure that ADA requirements are met and that the HOA is in compliance.

Chloe Romero 2347 LP – A neighbor has two large dogs and she is worried they can jump over the fence. She will provide Management with the address.

Julia Shoemucker 2335 LP – She noticed a broken sprinkler at 5332 LC.

PRESIDENT REPORT

Mr. Batterman gave his report on the last executive session held. He reported that items discussed were: contracts, collections and violations.

APPROVAL OF MINUTES

The Board reviewed the November 5, 2016 minutes as presented. *Motion to approve the November 5, 2016 minutes with corrections made by Mr. Toogood, seconded by Mrs. Alston, motion carried.*

FINANCIAL STATEMENTS

Treasurers Report - Mrs. Alston gave the financial report. Note: The full financial was given to the President and Treasurer. Motion to accept the October and November 2016 financial reports as presented made by Mrs. Cioffi, seconded by Mr. Blackwell, motion carried.

COMMITTEE REPORTS

Architectural and Maintenance – Mrs. Cioffi reported that the committee received an application for window replacements and was approved. The committee completed a walk through and compiled a list of doors that need to be painted and/or replaced and the contractor is in the process of completing the work. Rear patio utility doors will be reviewed after the front doors are completed.

Landscape/DWCP – Mr. Gaudineer reported the following:

- The final revisions have been made to the pool 10 re-landscaping plan and are ready to go to bid.
- The pool 9 re-landscaping plans are also nearly complete at this time. The committee is requesting the Board take action to authorize the management company to obtain bids along with pool 10. It is expected that the work shall begin in March 2017.
- Mr. Hermanowski and Premier have walked the property to identify areas that require replacement plants. The committee is requesting the Board's approval of Premier's proposals. Mr. Hermanowski submitted an email report detailing what was discussed including pruning, fertilization, general maintenance and pesticide and weed abatement activities.
- The request for proposals for a landscape maintenance contract has been finalized and is ready for Board approval. More discussion on this contract in Executive.

Mrs. Alston gave a presentation of the new increase from Desert Water Agency effective January 2017. There are a total of 90 meters on the property.

Mrs. Berini stated that a few of the owners located in Pool 9 have concerns with the proposed plans. A homeowner stated that her concern is that citrus will be removed and more grass will be removed than in other pools. Mrs. Alston suggested that the Board meet with the homeowners around that pool to discuss the plans. Mr. Batterman stated that the work is not ready to start in March based on the homeowner comments heard. The Board would like to have a town hall meeting with the owners of pool 9 and 10. Mr. Gaudineer will check with Mr. Hermanowski to see what day he is available to attend the town hall.

Motion to approve the plant replacement proposal from Premier for group 1-4 as recommended by Mr. Hermanowski in the amount of \$28,577.00 and authorize Management to negotiate bid made by Mrs. Cioffi, seconded by Mr. Blackwell, motion carried.

Solar Committee – Mr. Toogood reported that the installation of the Solar Thermal System completed for each of the 11 pools by mid November and cleared by City of Palm Springs. The systems will operate in conjunction with the regular pool heaters until the end of the winter season in May. For December through February, the pool pumps are shut off from midnight to 1 am, to allow the panels to drain, in order to minimize the chance of frost damage. The total cost of the installation was \$117,360.00. The cost to the Association was \$2,480. Although the installations were only partially completed in November, the gas usage in November was 12.2% less than the average usage in 2014 and 2015 and 21.7% less than the November 2015 usage. The Board will continue to monitor the gas usage for the balance of the year.

One PS – Mr. Blackwell reported that he and Mr. Toogood did not attend the last meeting.

OLD BUSINESS

Gate Replacement Proposals – Mrs. Cioffi reported that she agrees with the proposal to replace the 9 new gates at various units. Motion to approve the proposal from Mark Dees to replace 9 gates in the amount of \$920 per gate made by Mrs. Cioffi, seconded by Mrs. Alston, motion carried.

Christmas Bonus – Motion to approve ratifying the Christmas bonuses made by Mr. Gaudineer, seconded by Mrs. Beal, motion carried.

Pool Chairs – Management advised that they have contacted Patio Furniture Doctors and have requested a bid to have the missing gliders installed.

NEW BUSINESS

Liens (0) – None

Proposed Book Room at Clubhouse – Management was asked to get a proposal to enclose the alcove on the side of the clubhouse to allow the area to be used as a library. Mr. Blackwell offered to meet with the contractor to discuss the scope of work.

Paint Clubhouse Doors – The Board discussed the option to paint the clubhouse doors which would add contrast to the exterior. The Board reviewed the photos provided by Mr. Drayman with proposed colors. No action at this time.

2017 Reserve Study Proposal – Motion to approve the proposed reserve study as presented made by Mrs. Alston, seconded by Mr. Toogood, motion carried.

Balcony Decks Proposal – Management noted that they would like to table due to questions and clarification that is needed from the contractor regarding the proposed work and number of balconies. Tabled.

CORRESPONDENCE & OTHER

Carol Flowers – The Board reviewed correspondence from Mrs. Flower who has concerns with the Eucalyptus tree at 2351 Los Patos. Premier advised that is at the post line and ownership between the HOA and the golf course is hard to verify. The Board agreed to trim the tree now and defer the cost to the golf course. Management will send the golf course a letter. Motion to approve the proposal to trim the tree if the golf course will not do it, made by Mrs. Alston, seconded by Mr. Toogood, motion carried.

MANAGEMENT REPORTS

Call Logs and Work Order Logs – The Board reviewed the call logs and work order logs. No action.

NEXT MEETING

January 28, 2017 at 9:00am at the Clubhouse.

ADJOURNMENT

With no further business to be brought before the Board at this time, the meeting was adjourned at 10:38am on a motion duly made and seconded.

**Respectfully submitted,
Jasmine Meza
Assistant Community Manager**

Brian Croffier
Approved

2-20-2017
Date