

**Villas De Las Flores HOA
BOARD OF DIRECTORS MEETING
JANUARY 31, 2015 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 31, 2015 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, Ira Andersen, Joan Redwine, Don Blackwell, Bette Alston, John Toogood, Barbara Cioffi

DIRECTORS ABSENT:

Janet Long

ALSO PRESENT:

Shelly Ruegsegger, CMCA and Jasmine Meza representing PPM
John Mark, Patrol Masters
Randy Purnell, Landscape Architect.

CALL TO ORDER:

Mr. Batterman called the meeting to order at 9:00 am.

AGENDA ADDITIONS

Pool temperature

RANDY PURNELL

Scott Gaudineer gave handouts to homeowners. Mr. Gaudineer synopsised the plans to re-landscape and the additions to the community. The HOA is pursuing cash rebates from the water district and the City of Palm Springs. Randy Purnell presented several exhibits of design plans. There are many areas to be considered and there are over 4 acres of turf to be removed. The overall goal for the renovation is to conserve water, add property valve and enrich the community. Tennis courts, bocce ball, horse shoes are options to liven the community. The work is estimated to occur in one to three years. Ms. Ruegsegger recommended the Board hold a Town Hall meeting to discuss ideas with all the owners that want to attend. Ms. Ruegsegger and Mr. Gaudineer to format letter to owners, schedule meeting and notify everyone.

HOMEOWNER FORUM

Pam Jundy - 5312 Los Coyotes- Asked the Board if reverse mortgage is an option for this association, she was told that Villas de Las Flores does not qualify as FHA. Can Management find out if the HOA can qualify? Management will ask legal counsel.

APPROVAL OF MINUTES

The Board reviewed the December 6, 2014 minutes. Motion to approve the December 6, 2014 minutes with corrections made by Mr. Toogood, seconded by Mrs. Alston, motion carried.

FINANCIAL STATEMENT

Mrs. Alston gave the financial report. Balance sheet, income statement and check register were only given in the packet. Note: The full financial was given to the President and Treasurer. Motion to accept the November and December 2014 financials for filing made by Mr. Toogood, seconded by Mr. Andersen, motion carried.

Morgan Stanley – Motion to approve rolling over a maturing CD in the amount of \$50,000 to expire February 2018 made by Mrs. Alston, seconded by Mr. Toogood, motion carried.

Draft 2015-16 Budget – Mrs. Alston reviewed the draft budget and asked Board members to let her know if any questions or comments prior to approval at the February meeting.

COMMITTEE REPORTS

Neighborhood Watch - None

Architectural and Maintenance – Mr. Anderson reported that the masonry work and painting has been completed at the tennis court wall and a new speed limit sign has been posted at the entrance. He presented a color palette and proposed a color for the new blinds to be installed at the clubhouse. Motion to approve the proposal from Vertical Blinds with proposed color in deck 35 made by Mrs. Redwine, seconded by Mr. Blackwell, motion carried. The Board reviewed the approved Architectural variance report from 5793 Los Coyotes.

Welcome – None

Landscaping – Premier has been trimming shrubs that were affected by the frost. Olive trees are due for spraying and trimming in March. 2203 Los Patos requested removal of the Acacia tree as he is highly allergic. It was recommended that Randy Purnell give his opinion on tree. DWCP – Mr. Gaudineer reported the Association has been approved for a rebate from Desert Water Agency for a maximum of \$24,000.

Solar – Mr. Toogood stated that he has been working on solar energy. He presented a solar panel sample; he synopsized how the solar panels work. He will have a presentation next month.

OLD BUSINESS

Security – Patrol Masters – John Mark from Patrol Masters gave his presentation. Mrs. Cioffi stated that the biggest concern within the community is crime/vehicle break ins. Mrs. Redwine recommended a golf cart patrol around the perimeter and golf course. John Mark answered questions from the Board. Patrol Maters will submit a revised proposal for service that best suits the community based on this meeting and comments.

Board Member Survey – Mrs. Cioffi drafted a survey. She has suggested to reducing to 5-7 Board members vs. the present 9 Board members, 6 pool reps and 3 directors at large. She also suggested replacing the name and phone numbers of pool reps from the pools with managements contact info. The Board discussed the options and majority agreed that no change is necessary. Issue dead.

NEW BUSINESS

Roof Maintenance – Motion to approve the contract from Western Pacific in the amount of \$15,750.00 made by Mrs. Alston, seconded by Mrs. Redwine, motion carried. The Board will expect credit for the re-roofs done in 2015.

Pool Temperature – Mr. Toogood has received several calls regarding pool temperatures. He has recommended the Board purchase pool thermometers. Mr. Toogood will purchase 6 thermometers for pool reps to use.

MANAGEMENT REPORTS

Call Logs & Work Order Log – The Board reviewed with no action.

CORRESPONDENCE & OTHER

The Board discussed correspondence from Gierke. Motion to approve to installation of 3 tiles at 3 units made by Mrs. Redwine, seconded by Mr. Toogood, motion carried.

5744 Los Coyotes – The Board reviewed correspondence from 5744 Los Coyotes. No action.

2374 Los Coyotes – The Board reviewed correspondence from 2374 Los Coyotes. Mrs. Redwine will get Randy Purnells opinion on both concerns. Email him to let him know the Board is working on improvement with landscape architect.

Pickle Ball – The Board discussed the request for a pickle ball court. There is a concern with noise and the location of the court being so close to units. Further discussion at the town hall meeting.

Pool Pump – The Board asked if the Association can get credit from Laguna Falls for the recycled parts. Management to check with Laguna Falls.

HOMEOWNER FORUM # 2

Christine Koplowitz – 2221 Los Patos – Her door needs painting. Mr. Anderson and Mrs. Alston will survey doors for painting.

Don Villani – 2219 Los Patos – He needs touch up paint. Mr. Anderson will get him paint.

Sally Sander – 5804 LC - She would like to replace window upstairs.

NEXT MEETING DATE

Regular Meeting, February 28, 2015 at 9:00am at the Clubhouse

Inspection, February 11, 2015 at 8:30am at the Clubhouse

ADJOURNMENT:

With no further business to be brought before the Board at this time, the meeting was adjourned at 11:29 pm on a motion duly made and seconded.

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

APPROVED:

Janet Long

Date