

**Villas de Las Flores HOA  
BOARD OF DIRECTORS MEETING  
FEBRUARY 24, 2018  
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, February 24, 2018 at 9:00 a.m. at the Clubhouse. A quorum of Board members was present and business was conducted as is outlined herein.

**DIRECTORS PRESENT**

Charles Drayman, Bette Alston, Joan Redwine, John Toogood, Scott Gaudineer, Barbara Cioffi and Gail Beal

**ALSO PRESENT**

Shelly Ruegsegger, Senior Community Manager representing Personalized Property Management.

**CALL TO ORDER**

Mr. Gaudineer called the meeting to order at 9:00 a.m.

**ADDITIONS:**

None

**HOMEOWNER FORUM**

None

**PRESIDENT REPORT**

Mr. Gaudineer reported that there was a significantly below normal rainfall this season. Tree trimming is underway with removal of several diseased trees, new plant material will be installed and dead material has been removed. Board will review signage and locks for the pools and spas to keep uninvited guests out. Board is currently working on potential options for solar panels and updating the By-laws and CC&R's.

**APPROVAL OF MINUTES**

The Board reviewed the January 27, 2018 minutes. Motion to approve the January 27, 2018 minutes with corrections made by Mr. Toogood, seconded by Mrs. Cioffi, motion carried.

**Architectural & Maintenance Committee:**

Architectural Request – 2121 LP - Security screens due to golf balls hitting the condo, windows and roof. Motion to approve the architectural application for security screens made by Mrs. Redwine, seconded by Mrs. Alston, motion carried.

**FINANCIAL STATEMENTS**

Mrs. Alston, Treasurer, gave her report to the Board for January 2018. Motion to accept for filing the January 2018 financials as presented made by Mr. Toogood, seconded by Mrs. Beal motion carried.

Morgan Stanley – No action.

Draft 2018-2019 Budget – Mrs. Alston gave a synopsis of the draft budget. She asked the Board Members to review and send any comments to her before the March 2018 meeting.

### **COMMITTEE REPORTS**

**Architectural and Maintenance Committee** – Signs should be reviewed for replacement. Mrs. Cioffi to handle with Signarama and present a proposal at the March meeting. Need new tow signs & to company contract as the current one is out of business.

Motion to remove the neighborhood watch signs, photo surveillance signs and roller-skating signs made by Mr. Drayman, seconded by Mrs. Alston, motion carried.

Motion to remove dumpster signs on inside of door made by Mrs. Beal, seconded by Mrs. Redwine, 6 yays, 1 nay (Mr. Drayman).

Motion to add signs at the entrance with towing information, private property, speed limit etc all on a single sign made by Mr. Toogood, seconded by Mrs. Beal, motion carried.

Court Screening/Courtmaster Sports – Motion to replace court #4 with the same windscreens previously used motion made by Mrs. Alston, seconded by Mr. Toogood, motion carried.

Court #3 Pickle ball/Courtmaster Sports – Motion to approve striping for 1 PB court on court #3 not to exceed \$400 made by Mrs. Redwine, seconded by Mrs. Alston, 6 yays, 1 nay (Mr. Toogood).

Locking Pools & Spa – Management gave a report from DHE and P.S Fire Department and the need to be able to get out of the pool without a key. Ms. Ruegsegger will work on getting prices for locks and wrought iron for the Clubhouse Spa as a tester for the Board.

Maintenance Report – Mark Dees, this work is ongoing and usually is stucco repairs and gate repairs to the units as requested and inspected by Mrs. Cioffi and Mrs. Alston.

Bulletin Boards – Ms. Ruegsegger will get bids on boards for 4 trash enclosure areas.

### **Landscape Committee:**

Retaining Wall – Motion to approve installation of retaining wall located by 5806 LC bid # 1810 Pro Landscaping in the amount of \$11,905.00 made by Mrs. Redwine, seconded by Mrs. Alston, motion carried.

Motion to approve retaining wall at the NE corner inside of Golf Club Dr., bid #1813 Pro Landscaping in the amount of \$6860.00 made by Mrs. Redwine, seconded by Mrs. Beal, motion carried.

Grading Issues – Motion to approve the grading project near 5336 LP bid #1817 Pro Landscaping in the amount of \$950.00 made by Mrs. Beal, seconded by Mrs. Redwine, motion carried.

Tree & Shrub Trimming – On going, no action.

Planting & Removals – Motion to approve bid #1898 Pro Landscaping in the amount of \$1704.00 for plant removal and planting made by Mr. Drayman, seconded by Mrs. Alston, motion carried.

Tree Replacements – Motion to approve bid #1899 Pro Landscaping in the amount of \$800.00 to remove and replace Carolina Cherries made by Mrs. Beal, seconded by Mr. Toogood motion carried.

Pavers at Clubhouse – Motion to approve bid #1902 Pro Landscaping for pavers in front of the clubhouse in the amount of \$1450.00 (option 1) made by Mr. Drayman, seconded by Mrs. Redwine, motion carried.

### **Solar:**

Solar Thermal - Compared with same period last year, there were savings in gas usage of 23%. However with the pool temperatures now set at 85 degrees, the effective savings were approximately 40%.

Solar Electric - Solar proposals have been received from HotPurpleEnergy, PLANETSolar and RENOVAEnergy. A comparative listing of these proposals was presented to the Board for their study. The Committee recommends the proposal from RENOVAEnergy as having the best overall value to our Association, in the light of our projected electrical energy demands.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

Liens – None

2018-19 Reserve Study Proposal – Motion to approve the 2018-2019 Reserve Study proposal made by Mrs. Beal, seconded by Mrs. Alston, motion carried.

Inspector of Elections – The Board appointed Brett Smith as inspector of elections and Ms. Ruegsegger will assist him.

### **CORRESPONDENCE & OTHER**

Email handout from Julia Shumaker requesting that sprinklers be adjusted at night as they spray her when she comes home from work. Landscape Committee will take under advisement.

Tim Friesen, 2305 LP – Would like to request charging stations for electric cars. The Board discussed and will review in the future. Ms. Ruegsegger to check with owner and ask him to provide information to the Board.

Email Distribution Approval Form – Board requested these be sent with the annual ballot and open house notice.

### **MANAGEMENT REPORTS**

Call Logs and Work Order Logs – Reviewed, no action.

### **NEXT MEETING**

Boot Camp – On hold until new Board is in place

Regular Meeting – March 31, 2018 - 9:00 a.m. at the Clubhouse

Annual Meeting – April 7, 2018 – 9:00 a.m. Open House same day at 5-7 p.m.

**ADJOURNMENT**

With no further business, the meeting was adjourned at 10:45 a.m.

**Respectfully submitted,  
Shelly Ruegsegger  
Senior Community Manager, PPM**

*Barbara Croffi*

**3.31.18**

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**Approved**

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**Date**