

**Villas De Las Flores HOA
BOARD OF DIRECTORS MEETING
February 27, 2016
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 30, 2016 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 Anderson, Joan Redwine, Don Blackwell, Bette Alston, John Toogood, Charles Drayman, Barbara Cioffi & Sean McCormick

DIRECTORS ABSENT:

None

ALSO PRESENT:

Shelly Ruegsegger, CMCA and Jasmine Meza representing Personalized Property Management

CALL TO ORDER:

Mr. Batterman called the meeting to order at 9:02 am.

HOMEOWNER FORUM

- 1) Bill Westland – 2350 LC – He thanked the Board for having the lights installed.
- 2) Richard Corsini – 2318 LP – Commented on the RV that has been parked in parking lot 13.
- 3) Karl Waldbauer – 5714 LC – Asked when the Board was going out to bid on the monthly landscaping contract.
- 4) Ray Clark – 5811 LC – Stated that he has been extremely happy with the service Premier Landscape has given working in the community and is asked that the Board given them a fair opportunity when they go out to bid.

Presidents Report

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

APPROVAL OF MINUTES

The Board reviewed the January 30, 2016 minutes as presented. Motion to approve the January 30, 2016 minutes with corrections made by Mrs. Alston, seconded by Mrs. Cioffi, 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 December 2015 and January 2016 financial reports as presented made by Mrs. Alston, seconded by Mr. Toogood, motion carried.

Morgan Stanley – Mrs. Alston gave a brief report and the Board reviewed the investment maturity schedule. A CD is due to mature April 4, 2016. No action at this time.

COMMITTEE REPORTS

Architectural and Maintenance Committee – Mr. Anderson gave his report and stated that a few proposals were included for consideration. The Board reviewed proposals from Greg Monk to clean the roof top dryer vents, painting of the north property retaining wall and carport touch

up painting. The Board had concerns about Monk not being properly licensed. They would like to hold approving any work from him until he is licensed. Motion to approve painting of the north property retaining wall to do be done by a licensed contractor and not to exceed the amount of \$1,300 made by Mr. Blackwell, seconded by Mr. Toogood, motion carried.

The Board reviewed the proposal from Steve Ellington to drill holes and repair the cap of the retaining wall. Motion to approve the proposal in the amount of \$670 made by Mr. Blackwell, seconded by Mr. Toogood, motion carried.

Landscape Committee / DWCP – Scott Gaudineer gave his report and touched on the removal of trees around the community. The committee feels that the Board should set a replacement tree policy and homeowners should be given proper notification prior to a tree being removed. The committee recently had a walk through with Premier and will continue to do so each month. The Board discussed the diseased hibiscus around the community. The Board will mention the diseased shrubs and trees in the newsletter. Also, the Board would like to mention in the newsletter that some homeowners have been seen removing and/or adding plant material in the newly renovated common areas and this is not acceptable. The front entrance has been completed and the pots had plants installed in them. Mr. Gaudineer presented new designs from Randy Purnel to beautify the entrance of the property. Many homeowners feel that the front entrance looks baron. A homeowner stated that she has witnessed the sprinklers running during the day and on days the irrigation should be on per DWA's restrictions.

Welcome Committee – None.

Solar Committee – Mr. Toogood reported that he has received a proposal from Hot Purple Energy which proposes the total installed cost of \$214,830. This would be financed by a 20 year lease, with a monthly cost of \$1,494.07. There would be no cost to the association for the system to be installed and be in operation. The installation is warranted for 20 years, which includes warranting the integrity of the carport roofs used to mount the panels. The panels are warranted for 25 years by the manufacturer, but if damaged in any way, or the lose production capability, will be replaced by HPE. If approved the solar panels would only be installed on 4-5 carport roofs and would be used to power much of the electricity used by the association. Mr. Anderson asked if the roofers have been contacted to see if the panels could cause any potential damage. It was asked if the solar company would apply for rebates. Mr. Toogood would like to include a brief synopsis in the newsletter and at the annual meeting.

OLD BUSINESS

March Newsletter – The Board reviewed the newsletter. Mr. Toogood will get his section regarding solar to Management.

Lighting – Mrs. Cioffi has concerns that parking lot 9 does not have adequate light because as this area did not include the installation of flood lights on the original design. Seth will be asked to review and advise if flood lights are needed in that area. It was noted that carport 2 is still missing a light and parking lot 8 needs to be inspected as well. Management will coordinate a night walk through with Seth.

Roof Maintenance – Ms. Ruegsegger handed out the completed roof maintenance reports to all the Board members. Ms. Ruegsegger and Mrs. Alston will continue to work on new list.

Pickle ball – Mrs. Alston stated that she has posted information on Nextdoor to seek volunteers to help set up the courts however she has only received one response.

NEW BUSINESS

Liens (1) – Motion to approve the lien against APN #681-401-010 made by Mrs. Alston, seconded by Mr. Toogood, motion carried.

16-17 Proposed Budgets – Drafts – Mrs. Alston gave a synopsis of the proposed budget. Two versions were drafted, one including security patrol and one without. The Board discussed making a few changes which included making a new line item for housekeeping at the pools and possibly increasing the landscape maintenance budget. This information was just for the Board to review and give input and get back to Mrs. Alston with comments. The deadline to approve the budget is April 2016.

CORRESPONDENCE & OTHER

Richard Corsini – The Board reviewed the request from Mr. Corsini asking that the Board set certain hours at the pool for children and certain pools. Per information from Management, the Board discussed and agreed that it is discriminatory. No action.

Alfred Aghajanian – The Board reviewed the request from Mr. Aghajanian to be partially reimbursed for the cost of replacing the laminate flooring in his unit due to a recent under slab leak. All agreed that it is homeowner responsibility. No action.

Locking Pools – Ms. Ruegsegger gave a synopsis of information she has learned from the Department of Environmental Health pertaining to locking pool gates and that you cannot lock people in. She will get a photo of a sample gate for the Board that is installed at a separate association. Motion to approve the installation of a lock at the small spa immediately made by Mrs. Cioffi, seconded by Mr. Anderson, motion carried.

IOE - Lianne Miller volunteered to be the inspector election at the annual meeting.

MANAGEMENT REPORTS

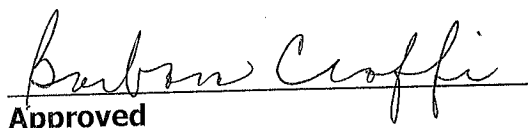
Call Logs and Work Order Logs – The Board reviewed call logs and work order logs. No action.

Security Report – The Board reviewed the log. No action.

ADJOURNMENT:

With no further business to be brought before the Board at this time, the meeting was adjourned at 11:25am on a motion duly made and seconded.

Respectfully submitted,
Jasmine Meza
Assistant Community Manager


Approved

5-5-16
Date