

**Villas De Las Flores HOA
BOARD OF DIRECTORS MEETING
February 28, 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, February 28, 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, Janet Long

DIRECTORS ABSENT:

None

ALSO PRESENT:

Shelly Ruegsegger, CMCA representing Personalized Property Management
Seth Werner, Monterey Energy

CALL TO ORDER:

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

AGENDA ADDITIONS

Newsletter, Board Packet Format

MONTEREY ENERGY

Seth Werner gave his report. The Board discussed the new lights installed in parking lot #1 and the new pool lights. Everyone likes the new pool lights. Mr. Toogood asked if some areas could have better lighting. Motion lights, energy savings, added security, increased savings are in the future. Mr. Toogood thinks three lights are too many. Range of motion per carport light is 30 feet, he would like a sample in parking lot 17.

HOMEOWNER FORUM

Charles Drayman – 5714 LC – Where is sample of new parking lot light?
Toby Block – 2117 LP – Who is responsible for replacing the motion lights?
Scott Gaudineer – 5826 LC – New lights need to replace the lolly pop lights?
Jane Blair – 5806 LC – Pickle ball has been layed out on the court for example.
Nikki Watts – 5559 LC - Her roof needs re-foam, netting on the pools, tree trimming.
Pam Jundy – 2312 LC- FHA status, attorney opinion in the executive packet.
Sharon Bourne – 5744 LC – She has signed up on next door website.
Sally Sander – Old postings on the next door website need to be deleted.
Bill Corbet – 2121 LP – 2 small lights on the side of the building are not coming on.
Brenda Spivey – 7354 LC – Would like her email added to the mailing list to receive paperless mail.

APPROVAL OF MINUTES

The Board reviewed the January 31, 2015 minutes. Motion to approve the January 31, 2015 minutes with corrections made by Mrs. Alston, seconded by Mr. Toogood, 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 January 2015 financials for filing made by Mr. Toogood, seconded by Mrs. Long, motion carried.

Morgan Stanley – No action.

Draft 2015-16 Budget – Tabled until next month.

COMMITTEE REPORTS

Architectural and Maintenance –m Blinds for Clubhouse. Ms. Ruegsegger provided new samples as the previous color scheme approved by the Board was no longer available. New blinds to be installed in "Vail – Desert Sand".

Welcome – None.

Landscaping –The Board discussed the washing of the decks. The Board would like a proposal to hose down the decks every two weeks. Management to get proposal. The Board reviewed the proposal for trimming of olive trees. Motion to approve the proposal from Premier Landscape made by Mr. Alston, seconded by Mr. Toogood, motion carried.

DWCP – Scott Gaudineer reported that the rebate application is for three areas: small section by front flower beds, south side and north side along golf club and all north berm side. The Board would like a proposal for planning and layout at the three phases and to schedule a town hall meeting in April.

Solar – Mr. Toogood gave an update. Mr. Gaudineer recommended that a test be done on one pool. The Board asked questions about install, etc. Motion to table until January 2016 made by Mrs. Long, seconded by Mrs. Redwine, 7-yay, 1-abstain (Mr. Toogood), motion carried.

OLD BUSINESS

Security – Patrol Masters – The Board reviewed the revised proposal from Patrol Masters. The Board liked the idea of sharing security costs with the community next door, Espirit with golf cart. The Board discussed trying on a trial basis for 90 days with a 30 day notice to quit.

NEW BUSINESS

Board Packet Format – Mr. Toogood did not like the new format

Newsletter – Mrs. Alston would like a newsletter sent before the annual meeting, the articles will need to be in by March 15th.

Street Slurry – The Board reviewed the proposal from Asphalt MD's to seal cracks, apply seal coat and stripe. Motion to approve the proposal from Asphalt MD's to begin in September 2015 made by Mrs. Cioffi, seconded by Mrs. Redwine, 7-yay, 1-abstain (Mr. Andersen), motion carried.

MANAGEMENT REPORTS

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

CORRESPONDENCE & OTHER

The Board reviewed correspondence from 2301 Los Patos. No action.

The Board reviewed correspondence from Carol Flowers concerning the golf course not watering a 15 to 20 ft wide strip on the golf course property. No action.

HOMEOWNER FORUM # 2

None

NEXT MEETING DATE

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

Inspection, April 8, 2015 at 8:30am at the Clubhouse

Annual Meeting, April 4, 2015 at 9am at the Clubhouse and Open House from 5:00pm – 7:00pm.

ADJOURNMENT:

With no further business to be brought before the Board at this time, the meeting was adjourned at 11:34 pm on a motion duly made and seconded.

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

APPROVED:

Janet Long

Date