

**Villas De Las Flores HOA
BOARD OF DIRECTORS MEETING
March 26, 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, March 26, 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 Andersen, 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 9:00 am.

HOMEOWNER FORUM

No homeowners spoke

Presidents Report

Mr. Batterman gave his report on the last emergency executive session held. He reported that items discussed were: Landscape contract and litigation with the City of Palm Springs.

APPROVAL OF MINUTES

The Board reviewed the February 27, 2016 minutes as presented. Motion to approve the February 27, 2016 minutes with corrections made by Mrs. Alston, seconded by Mr. Drayman, motion carried. Management will email future minutes to the Board within 10 days after the meeting to review.

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 February 2016 financial report as presented made by Mr. Blackwell, seconded by Mr. Drayman, motion carried.

Morgan Stanley CD's were reviewed by the Board – Motion to approve the purchase of a \$60,000 CD to mature April 2018 and the \$50,000 CD to roll over into the cash account made by Mr. Toogood, seconded by Mrs. Cioffi, motion carried.

COMMITTEE REPORTS

Architectural and Maintenance – Mr. Andersen reported that he has received two revised proposals to paint the north retaining wall. Motion to approve the proposal from MC Painting in the amount of \$1,750 to paint the north retaining wall made by Mr. Toogood, seconded by Mrs. Cioffi, motion carried. Mr. Andersen stated that he would still like to propose that storage lockers be removed completely and homeowners be given the option to place a vinyl storage shed in their rear patio, paid for by the HOA. The Board reviewed the proposal from F & F

Construction to replace the rotted diamond steel plate above the drain gutter leading to Golf View Drive. Tabled.

Landscape/DWCP:

- 1) Mrs. Alston reported that Mr. Drayman has put together a landscape presentation for proposed additions to the front entrance landscape. Mr. Drayman did extensive work and showed a mock up to the homeowners and the Board. It was noted by a homeowner that people are walking through the gravel to get to the mailbox and disturbing the DG at the entrance to parking lot 17. The estimated price for the proposed additions is approximately \$12,000. Motion to approve the proposal from Eddie Ernst not to exceed the amount of \$15,000 made by Mr. Toogood, seconded by Mr. Blackwell, motion carried. Management would like Eddie to inspect the irrigation to make sure all the newly planted material is receiving adequate water. The Board is still waiting for the recommendation from the landscape expert pertaining to bare spots throughout the community.
- 2) The Board reviewed the proposal from Premier Landscape to repair the landscape in area at pool 10 after the lemon tree was removed. The Board would like to incorporate the installation of rock around the pool while the work is being completed. Motion to approve the work not to exceed \$3,000 which shall include installation of rock around the pool, tree installation and irrigation made by Mrs. Alston, seconded by Mr. Andersen, motion carried.
- 3) The Board reviewed the proposal from Premier for \$1,000.00 to remove the diseased silk tree located at pool 2. Motion to approve the removal made by Mr. Drayman, seconded by Mrs. Redwine, motion carried.
- 4) The Board reviewed two proposals from Premier to remove the two failing pear trees located at pool 11 with the option to install sod. Motion to approve the proposal in the amount of \$1,400 made by Mr. Toogood, seconded by Mr. Blackwell, motion carried.
- 5) The Board reviewed correspondence from Dina regarding spraying and trimming of the olive trees. Motion to approve the proposal not to exceed \$5,940 made by Mrs. Alston, seconded by Mr. Toogood, motion carried. The Board would like an arborist present at no additional cost. 6) The Board authorizes Premier to remove/dispose fruit by April 15th. The Board would like for Premier to be reminded not to dispose for fruit in the dumpsters.
- 6a) The Board reviewed the proposal from Premier to remove a Citrus tree located at 5519 LC. No action.
- 7) The Board discussed the removal of all hibiscus bushes on property. Motion to approve made by Mrs. Redwine, seconded by Mr. Alston, motion carried.
- 8) The Board reviewed the proposal from Premier to remove a failing tangelo tree located at 5538 LC. Motion to approve the removal in the amount of \$1,400 and replace with a dwarf citrus made by Mr. Toogood, seconded by Mr. Blackwell, motion carried.
- 9) The Board reviewed the proposal from Premier to install stepping stones located at 5779 LC. Motion to approve the proposal from Premier in the amount of \$623.75 with the condition that Premier sinks the stones to be level with the lawn made by Mr. Drayman, seconded by Mrs. Cioffi, motion carried.

Football Field – The Board reviewed correspondence from Mrs. Rader pertaining to the open area behind pool 9. The Board would like PPM to make sure that Eddie is reminded that Bermuda should be installed in this area at his expense.

Tree Trimming – Mr. Batterman would like Dina, Cleo and Isaac to attend the next meeting. Tabled.

Welcome Committee – None.

Solar Committee – None.

OLD BUSINESS

Locks-Pools/Spas – Ms. Ruegsegger provided information she learned after talking with the Fire Marshall from Palm Springs Fire Department and that you cannot lock anyone in the pool area. The Board will purchase a chain and keys and have the security officer lock the pool at 10pm and unlock at the end of his shift. The guard will be provided the rules and regulations and will be asked to monitor during the night hours. A spare key shall be given to Mrs. Cioffi.

Monterey Energy – Seth will be out to the property to do a night walk/inspection. Management will hold check until all is completed. Mrs. Cioffi volunteered to walk with Seth.

Security Patrol – Mr. Toogood feels that having two guards on property provides zero added value. No action.

NEW BUSINESS

Liens (0) – No action.

Courtmaster Sports – The Board reviewed the proposal. No action at this time.

CORRESPONDENCE & OTHER

Ian McCallum - The Board reviewed the request from Mr. McCallum to have the water schedule changed for pm watering. Management will notify the owner that the schedule will not be changed.

MANAGEMENT REPORTS

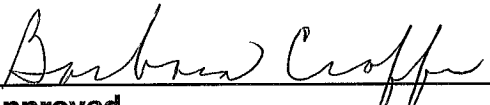
Call Logs and Work Order Logs – The Board reviewed call logs and work order logs. No action.

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 11:12am on a motion duly made and seconded.

Respectfully submitted,
Jasmine Meza
Assistant Community Manager


Approved

5-5-16
Date