

**Villas De Las Flores HOA
BOARD OF DIRECTORS MEETING
March 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, March 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:

Jasmine Meza representing Personalized Property Management
Seth Werner, Monterey Energy

CALL TO ORDER:

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

AGENDA ADDITIONS

Old Business – Pickle Ball

MONTEREY ENERGY

Seth Warner was present; he presented a new proposal with a new design for lighting in the carports. He has received positive feedback from homeowners at parking lot 1 and parking lot 17. The Board had questions on the quantity of lights that will be installed. Scott Gaudineer would like to see more aesthetic lights installed.

HOMEOWNER FORUM

Scott Gaudineer -5826 Los Coyote – Would like to inform the Board that 2121 Los Patos may have water running into the building.

APPROVAL OF MINUTES

The Board reviewed the February 28, 2015 minutes. Motion to approve the February 28, 2015 minutes with corrections made by Mr. Toogood, seconded by Mrs. Long, 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 February 28, 2015 financial for filing made by Mr. Andersen, seconded by Mrs. Cioffi, motion carried.

Morgan Stanley – Motion to roll over a maturing CD in the amount of \$50,000 to mature in April 2018 made by Mr. Toogood, seconded by Mrs. Long, motion carried.

Draft 2015-16 Budget – The Board discussed the draft budget. There are several additions that need to be made to the budget. Mrs. Cioffi pointed out that the annual building fire

inspection should not be \$13,200. Mr. Batterman presented proposal from Premier Landscape to hose down the pool decks twice a month. If proposal is approved, the amount will need to be included in the budget. Motion to approve the proposal from Premier Landscape to hose down the pool decks twice a month in the amount of \$550 per month made by Mr. Toogood, seconded by Mrs. Alston, motion carried. Mrs. Alston will make adjustments and email to the Board for review.

COMMITTEE REPORTS

Architectural and Maintenance – The Board discussed the application from 2388 Los Coyotes to paint the security screen almond color. Mr. Batterman stated that the security door frames need to be black. Mr. Andersen reported that the new blinds have been installed at the club house. He reminded the Board that the clubhouse doors need to be securely closed when done using. The Board discussed the street slurry schedule and notification to homeowners. Homeowners will need to have their vehicles moved off the street during the project. Homeowners that do not move their vehicles accordingly will be responsible for paying the expense to move the vehicle. The Board discussed speeding in the community; Mr. Blackwell recommended installing a speed bump and another recommendation was to install stop signs. Mr. Batterman would like suggestions from the Board for speed bumps by June. Mr. Andersen and Mrs. Alston are taking inventory of front doors that need to be painted.

Welcome – None.

Landscaping – Mrs. Redwine reported it's time to treat the shrubs with an insecticide for a second time. Options to treat are to spray the shrubs and/or wash each infected plant with soap and water. The Board approved the spraying option and would like a week notice from Premier before spraying.

DWCP - Scott Gaudineer presented proposals for the landscape design and topographical survey. Mr. Gaudineer hopes to have the design ready for the committee's review by next week. There are concerns with the cost of the project. With the drought now in Stage 2, the City of Palm Springs will cut down allowance in watering more so. It is necessary for the association to cut back on watering and begin the conversion process. Mr. Batterman asked the committee members to include Cleo in the renovation process.

Solar – Mr. Toogood reported that he is waiting for the proposal for solar panels.

OLD BUSINESS

Pickle Ball – The temporary tape for the pickle ball court has been removed. The main concern with the pickle ball court is the noise. It was suggested that the Board allow homeowners to set up a sample court in one of the tennis courts as a trial basis. Motion to approve the set up of a pickle ball court on a trial basis for 90 days on tennis court #1 made by Mr. Blackwell, seconded by Mrs. Redwine, motion carried. The Board would like a sign put up at the tennis court "Pickle ball allowed at this court temporarily".

Security-Patrol Masters – The Board would like to table discussion until September.

NEW BUSINESS

Inspector – The Board announced that Jane Blair will be the inspector of elections at the annual meeting.

MANAGEMENT REPORTS

Call Logs & Work Order Log – The Board reviewed the logs. No action.

CORRESPONDENCE & OTHER

5744 Los Coyotes – The Board reviewed the request from a homeowner to brush up the umbrellas. Mr. Andersen will get a proposal from Patio Furniture Doctors.

5559 Los Coyotes – The Board reviewed correspondence from a homeowner concerning her roof. Mrs. Alston reported that according to her and Ms. Ruegsegger’s files the roof has been completed. Western Pacific Roofing will inspect the roof and management will let the homeowner know the outcome.

2322 Los Patos – The Board reviewed correspondence from homeowners. The Board would like Mrs. Redwine to ask Cleo not to store clippings in the truck and to move the wood posts at the top of the storage shed in parking lot 13 anymore.

HOMEOWNER FORUM # 2

Shelley Smith – 5734 Los Coyotes - Thanked the Board for their hard work and contribution to the community.

NEXT MEETING DATE

Regular Meeting, April 25, 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 11:00 am on a motion duly made and seconded.

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

APPROVED:

Janet Long

Date