

Villas De Las Flores HOA
BOARD OF DIRECTORS MEETING
April 25, 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, April 25, 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, Charles Drayman, Janet Long

DIRECTORS ABSENT:

None

ALSO PRESENT:

Shelly Ruegsegger, 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

New Business – Water meters, Exec Agenda – Premier’s Contract

The Board discussed the open seat. Mr. Batterman asked for volunteers from the floor. Jane Blair and Sean McCormick volunteered. Ms. Ruegsegger asked both members for a bio. The Board will re-discuss at the May 2015 meeting.

HOMEOWNER FORUM

None

APPROVAL OF MINUTES

The Board reviewed the March 28, 2015 minutes. *Motion to approve the March 28, 2015 minutes as presented made by Mrs. Alston, seconded by Mr. Blackwell, 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 March, 2015 financial for filing made by Mrs. Long, seconded by Mr. Anderson, motion carried.*

Draft 2015-2016 Budget – Mrs. Alston has made revisions to the 4th version. *Motion to approve the draft 4th version 2015-2016 budget made by Mr. Blackwell, seconded by Mr. Andersen, motion carried.*

COMMITTEE REPORTS

Architectural and Maintenance – Member: Ira Anderson – Mr. Anderson reported that pool pumps and lights have been inspected, waiting on proposal for pool furniture, storage containers and water heater closets will be inspected, gates will be inspected by Greg Monk

and Mr. Anderson. Mr. Anderson and Mr. Blackwell will work together to get the quantity of speed bumps needed.

Welcome – Members: Bette Alston and Gail Goetz. None

Landscaping – Members: Joan Redwine and Charles Drayman – Mrs. Redwine presented two proposals from Premier for tree trimming. Motion to approve the proposal from Premier in the amount \$5,750 to trim Villas and golf course palm trees before May 10, 2015 with the option to do a second trimming not to exceed \$4,000 made by Mr. Toogood, seconded by Mr. Anderson, motion carried. Mr. Redwine has asked Premier for a proposal to convert sprinklers to a drip system for shrubs that are overwatering. Mrs. Redwine would like for the Board to consider removing the small strip of turf in front of the condos. Mr. Gaudineer would like for the landscape committee to get together with Randy Purnel to gather ideas. Mrs. Redwine proposed to have some queen palms removed. After discussion the Board agreed to have the palms trimmed. Motion to approve the proposal from Premier to trim queen palms in the amount of \$325 made by Mrs. Alston, seconded by Mr. Andersen, motion carried. The Board discussed the concern with Premier treating the shrubs with pesticides without notification. Mr. Drayman would like Premier to give management notification prior to treating plant material with chemicals. Also, notify Barbara Cioffi so she can post on nextdoor.com.

DWCP – Member: Scott Gaudineer – Mr. Gaudineer is working on relocating the small palms located in front of the community. He will continue to work with the landscape committee and get a list to Premier with items they can do to help conserve water.

Solar – Member: John Toogood – Mr. Toogood is still waiting for a proposal from Hot Purple Energy.

OLD BUSINESS

Carport Lighting - Seth Warner presented a second design. He has made revisions to the previous design and has added more lights. Mr. Anderson asked if insects could affect the sensitivity of the lights. Mr. Warner will investigate and change the sensitivity if needed. Mr. Toogood asked if the lights could be painted. Mr. Warner stated that proposal number 2 includes powder coating for the lights. Mr. Batterman is concerned with the price increase in the estimate. Mr. Gaudineer asked if the lights met the Americans Disability Act. Mr. Gaudineer volunteered to pay for a designer come in and assist Mr. Warner with the design. Mr. Batterman would like Mr. Warner and Mr. Gaudineer to get together and come back with a design, and then the Board could have a planning session to discuss the new design, and then a vote at next meeting.

Pool Heaters – Pool heaters will be shut off on May 1st.

NEW BUSINESS

2015 – 2016 Insurance Proposal – Motion to approve the insurance renewal from LaBarre Oksnee Insurance excluding terrorism coverage made by Mr. Toogood, seconded by Mr. Drayman, motion carried.

Deck Maintenance Schedule – The Board discussed the deck maintenance schedule on the units. No action at this time.

Lien - Motion to file a lien against APN # 681-401-005 made by Mrs. Alston, seconded by Mr. Blackwell, motion carried.

Water Meters – Mr. Toogood would like the Board to consider detaching the water meters so each homeowner has their own water meter and is responsible for their own water bill. Mr. Toogood will investigate with the water company. The Board proposed having every homeowner convert their rear patios to drip systems. The Board suggested a letter be sent to homeowners informing them that low flow toilets are recommended as well as drip system conversion in the rear patio.

MANAGEMENT REPORTS

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

CORRESPONDENCE & OTHER

Email from Owners – Board has reviewed correspondence and appreciates their opinions.

HOMEOWNER FORUM # 2

Barbara Cioffi – Would like to know what is going to happen with security. She reported that her car was ransacked last week.

NEXT MEETING DATE

Regular Meeting, May 30, 2015 at 9:00 am at the Clubhouse
Inspection : TBD

ADJOURNMENT:

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

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

APPROVED:

Janet Long

Date