

**Villas de Las Flores HOA
BOARD OF DIRECTORS MEETING
APRIL 28, 2018
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 28, 2018 at 9:00 a.m. at the Clubhouse. A quorum of Board members was present and business was conducted as is outlined herein.

DIRECTORS PRESENT

Scott Gaudineer, Charles Drayman, Bette Alston, Aaron Ashcraft, Joan Redwine and John Toogood

ABSENT

Barbara Cioffi and Gail Beal

ALSO PRESENT

Shelly Ruegsegger, Senior Community Manager representing Personalized Property Management.

CALL TO ORDER

President – Mr. Gaudineer called the meeting to order at 9:00 a.m.

ADDITIONS:

New Business – Regular: Roof Report, Old Business – Executive: Board Member

HOMEOWNER FORUM

Joan Redwine – Pool 5 flange from gate came off and is laying in a basket, needs repair.
Christine - 2221 LP – Landscaping, disappointed lately. It seems overgrown and there is a lot of debris in the beds around Pool 6. Flowers outside of her wall are sprouting up and encroaching under windows. She's representing a few owners who agree with her. She stated that she rarely sees anyone working by her pool. The hedge on her patio by the course is way overgrown. She gave pictures to Mr. Drayman, Landscape Chair and he will talk to Pro Landscaping. Danny Shorett – 2414 LC – Gave thanks for the landscaping around his pool and unit. What are the lines in the street for? Desert Water Agency is installing their new main lines at no cost to the HOA. Ilinka Meglemre – 5310 LC – Thanked the Board for their hard work. She is concerned about the removal of the storage units.

PRESIDENT REPORT

Mr. Gaudineer reported that there are a few things happening including palm tree trimming and annual flowers. The Board is looking into desert scape designs for four more pools. We will be talking more about solar for common areas in the meeting.

APPROVAL OF MINUTES

The Board reviewed the March 31, 2018 minutes. Motion to approve the March 31, 2018 minutes with corrections made by Mr. Toogood, seconded by Mrs. Redwine, motion carried.

FINANCIAL STATEMENTS

Mrs. Alston, Treasurer, gave her report to the Board for March 2018. Motion to accept for filing the March 2018 financial as presented made by Mr. Toogood, seconded by Mr. Ashcraft, motion carried.

Morgan Stanley – Motion to approve purchasing two CD's in the amount of \$50,000 each from money market funds to mature in 11/2020 & 5/2021 made by Mr. Drayman, seconded by Mr. Gaudineer, (1 Abstain – Toogood), motion carried.

COMMITTEE REPORTS

Architectural and Maintenance Committee

New Signs – Ms. Ruegsegger was asked to get a cost for anodized posts for the bid on new signs that were tabled in March. Two proposals were presented, the original for painted posts and one for powder coated posts. Terry from Sign a Rama said anodized posts would cost \$500-600 a post. Motion to approve bid #49463 in the amount of \$6,693.89 made by Mr. Toogood, seconded by Mrs. Redwine, motion carried.

Bulletin Boards – Mr. Drayman was looking into a Plexiglas sign holder to place on the trash enclosures. He will provide one as an example and hang with double sided tape for now. The bulletin board outside the back of the clubhouse needs to be replaced. Mr. Gaudineer will get one and replace. The one on the front of the clubhouse needs to be replaced also. He will look at options.

Ramp Parking Lot 16 – Mr. Toogood stated that the Board should consider this but is not obligated by the American with Disabilities Act to do this as we are a private community. Motion to approve the bid from Mark Dees for \$2400.00 to install a walkway to the parking lot and a ramp as a "goodwill gesture" made by Mr. Toogood, seconded by Mrs. Alston, motion carried. Coordinate with Pro Landscaping to do landscape part of the bid.

Storage units are scheduled for removal beginning May 1st. Mrs. Alston will meet with Mark Dees on that day when the storage sheds are emptied. Items still in place will be discarded.

Management provided a handout bid from Mark Dees to secure the clubhouse spa with wrought iron on the wall, mesh on the gate (gym side), and new locking handles to secure the street side gate. The Board thinks it is expensive at \$8,000. No action at this time other than to let the bushes around it grow up in height.

Architectural Application – 2285 Los Patos – Owner requested a plant that will give him some privacy in the common area. Gary Hermanowski said a Carolina cherry would be good, will do in Fall, too warm to do now. The Committee is recommending no tree replacement at this time for the citrus that was removed.

Arch App - 2351 LP – Screen Door – The Board reviewed the application and the pictures of the proposed screen door. The owners would like it to be in Almond. Mr. Gaudineer would like to see a color sample of their choice. Motion to deny pending further information made by Mr. Ashcraft, seconded by Mrs. Redwine, motion carried.

Landscape Committee:

Palm Tree Trimming - Motion to approve bid #2021 in the amount of \$5,644 made by Mr. Drayman, seconded by Mr. Toogood, motion carried.

Annual Flowers - Motion to approve bid #2031 in the amount of \$3,680 made by Mrs. Alston, seconded by Mr. Drayman, motion carried.

Mr. Drayman gave a report to include cleaning up cobble and replacing some in other areas. The Board needs to vote on the palm tree trimming and annual flowers. Palms will be trimmed once in June this year, not twice as done in prior years. Pool renovation designs are still underway. He had a walk through with Pro Landscaping and Gary Hermanowski. We will be seeking rebates for turf renovations from the Desert Water Agency. We plan to stay on budget for this work. The Board plans to have draft bids at the May meeting. Hope to start the work in September 2018. Any more plant replacements need to wait until the Fall.

Solar:

Solar Thermal – The gas usage soared 122% above the same period last year due to increased pool temperatures. We continue to save about 40% of total costs with the solar panel system.

Solar Electric – A detailed evaluation of the three solar electric proposals received by the Board strongly indicates that the proposal received from RENOVAEnergy most fits the particular needs. They offer the lowest overall cost as they use higher output solar panels, and would also use only 4 carport roofs. Also they have done the most detailed installation study.

Unfortunately their PPA financing source has placed new regulations on borrowers so the HOA no longer qualifies. It is suggested that the total installation be considered in parts which is to say, one carport solar system per year. You can then spread the purchase out over four years.

OLD BUSINESS

None

NEW BUSINESS

2018-19 Insurance Renewal - Motion to approve the proposal as presented by LaBarre Oksnee made by Mrs. Redwine, seconded by Mr. Ashcraft, motion carried.

2018 Annual Roof Maintenance Reports – Mr. Toogood commented that 28 roofs have blisters. Mrs. Alston asked Management to check with the roofing company to see if there is a concern about these blisters and to also ask about slits found on some roofs.

CORRESPONDENCE & OTHER

None

MANAGEMENT REPORTS

Call Logs and Work Order Logs – Reviewed, no action.
Frazier Bait Box Activity Report – Reviewed, no action.

NEXT MEETING

Boot Camp – On hold until new Board is in place
Regular Meeting – May 26, 2018 - 9:00 a.m. at the Clubhouse

ADJOURNMENT

With no further business, the meeting was adjourned at 10:21 a.m.

**Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager, PPM**

Barbara Croffi

5.26.18

Approved

Date