

**Villas de Las Flores HOA  
BOARD OF DIRECTORS MEETING  
April 29, 2017  
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 29, 2017 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**

Dave Batterman, Joan Redwine, Don Blackwell, Bette Alston, John Toogood, Barbara Cioffi and Charles Drayman

**ALSO PRESENT**

Shelly Ruegsegger, CMCA, Senior Community Manager representing Personalized Property Management

**CALL TO ORDER**

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

**AGENDA ADDITIONS:**

Old Business - Pole Lights

**HOMEOWNER FORUM**

None

**PRESIDENT REPORT**

Mr. Batterman gave his report from the prior Executive meeting to include discussion on contracts, violations and legal matters.

**APPROVAL OF MINUTES**

The Board reviewed the March 25, 2017 minutes with corrections. *Motion to approve the March 25, 2017 minutes with corrections made by Mrs. Alston, seconded by Mrs. Redwine, motion carried.*

**FINANCIAL STATEMENTS**

Treasurers Report - Mrs. Alston gave the financial report. *Motion to accept the March 2017 financial as presented made by Mr. Toogood, seconded by Mrs. Cioffi, motion carried.*

Morgan Stanley – None

**COMMITTEE REPORTS**

Architectural and Maintenance – Mark Dees has almost completed his maintenance report/list given to him from the Committee. Mrs. Cioffi reported that there were two approved applications, waiting on information for one more application.

Roofs – Mr. Toogood mentioned the maintenance company (RAM Roofing) should come back and clean off the debris from the roofs after the recent winds. Management to get a cost and have this completed. Reminder to also have 5310-5316's roofs looked at based on an issue from the recent maintenance report.

Landscape Committee – Mr. Drayman gave a report in addition to Mr. Gaudineer’s report in the packet.

Solar Committee – Mr. Toogood reported that with the higher ambient temperatures, the pools have required less heating. The gas bill for April was \$2,199.00 and the estimated savings through the solar installation was \$460.00, 21%. At the end of April 2017, the pools will no longer be heated. As the solar installation is to be shut down for the first time, John Hasman of Solar Services has agreed to help John Ruiz through the process.

The Committee received a Solar Electric proposal from HotPurpleEnergy during the month and visited Renova Solar. They indicated that they would prepare a proposal for the property during May. After the Solar Committee has had an opportunity to review both proposals, will submit to the Board for review.

Citrus Trees – Motion to approve the Premier invoice number 6443 to remove 5 citrus trees and install additional plant in the amount of \$2000.00 made by Mr. Drayman, seconded by Mrs. Redwine motion carried.

Palm Tree Trimming (#1 & #2, as needed) - Motion to approve the Premier invoice number 6437 in the amount of \$7639.00 made by Mr. Drayman, seconded by Mrs. Redwine, motion carried.

Annual Flowers – Motion to approve the Premier invoice number 6442 in the amount of \$4400.00 made by Mr. Drayman, seconded by Mr. Toogood motion carried.

Pool 9 – Motion to approve the Pro Landscaping Inc invoice number 1228 (need to subtract this work from the pool 9 proposal for desertscape in the future) for renovations to the area in pool 9 directly in front of 2370 Los Coyotes made by Mr. Drayman, seconded by Mrs. Alston, motion carried.

Nutsedge Treatment – Motion to approve the Premier invoice number 6444 in the amount of \$3,000 made by Mrs. Alston, seconded by Mrs. Redwine, motion carried.

One-PS – No report.

### **OLD BUSINESS**

Draft 2017 Reserve Study – Motion to approve the Reserve Study as presented made by Mr. Toogood, seconded by Mr. Drayman, motion carried.

EQ Proposal – The Board reviewed and tabled.

Pickle Ball Courts – The Board reviewed the proposal presented from Courtmaster Sports. No new nets, just 1 court, use existing net and paint yellow lines. To be done on the farthest west court sitting on Los Patos. Motion to approve 1 court made by Mrs. Alston, seconded by Mrs. Redwine, motion carried.

Tennis Court & Pool Cleaning – Tabled until the new Premier maintenance contract is in place.

Pole Lights – Mr. Toogood spoke with Rich Wilson as there are pole lights at the end of some of the parking lots and he states they are not within the property lines of VDLF. The cost to move would be \$1,100. Motion to approve this work made by Mr. Toogood, seconded by Mr. Drayman, motion did not carry.

**NEW BUSINESS**

Liens (0) – None

Carpet/Mats Gym – Tabled for more bids.

Book Shelf for Book Nook – Mr. Blackwell requested approval to add one more book shelf in the book nook room. He will have Mark Dees get another one from Big Lots (roughly \$30.00). The Board agreed.

Furnace Room – Mr. Blackwell requested that Management get a proposal to refurbish the electrical room from Mark Dees for the next meeting.

**CORRESPONDENCE & OTHER**

None

**MANAGEMENT REPORTS**

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

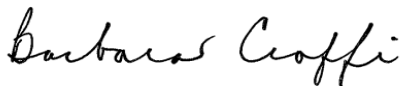
**NEXT MEETING**

Regular Meeting – May 29, 2017 at 9:00 a.m. at the clubhouse.

**ADJOURNMENT**

With no further business to be brought before the Board at this time, the meeting was adjourned at 10:15 a.m. on a motion duly made and seconded.

**Respectfully submitted,  
Lettie Teran  
Assistant Community Manager**



**6/24/17**

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**Approved**

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**Date**