

**Villas De Las Flores HOA
BOARD OF DIRECTORS MEETING
April 30, 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, April 30, 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, Joan Redwine, Don Blackwell, Bette Alston, John Toogood, Charles Drayman, & Sean McCormick

DIRECTORS ABSENT:

Barbara Cioffi and Ira Andersen

ALSO PRESENT:

Shelly Ruegsegger, CMCA representing Personalized Property Management

CALL TO ORDER:

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

GUEST SPEAKERS:

Trae Daniel was asked to attend the meeting by Mr. Drayman to discuss the possibility of community support for street revision on Golf Club Drive. He is concerned about the speeding. There are a lot of pedestrians walking this street and there are no sidewalks which are very dangerous. Mr. Daniel has asked 1PS and the City to make Golf Club Drive a one lane street and make the other lanes for bikers, walkers etc. He asked for the Board's support as an HOA in the neighborhood. Mr. Blackwell asked if he's talked to the police department concerning the issue. He has not spoken to the police however he has reached out to the city engineering department. Mr. Blackwell volunteered to be the ambassador for the HOA.

HOMEOWNER FORUM

Jim Taylor – 5779 LC – Mr. Taylor thanked the Board for installing the stepping stones on the side of the condo.

Gail Beal – 2422 LC – There used to be hibiscus in front of her unit. When will they be replaced? Mr. Blackwell stated that he is concerned with the timing of replacements. The committee was asked to review.

Alan Gribnau – 5547 LC – Two pepper trees on the golf course were removed. Are there any plans to replace them? He was advised they were golf course trees.

Yves Laflamme – 5605 LC – Asked what the decision was on gate installations at the front of the complex? It was declined by the homeowners due to costs when a survey was sent out.

Ilinka Meglemre – 5310 LC –The landscape at the entrance looks nice. Parking lot 5 needs attention.

Presidents Report

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

APPOINTMENT OF CHAIRS

Architectural / Maintenance – Ira Andersen

DWCP / Landscape – Scott Gaudineer

Solar – John Toogood

Welcome – Gail Goetz
Rules – Sean McCormick

APPROVAL OF MINUTES

The Board reviewed the March 26, 2016 minutes as presented. Motion to approve the March 26, 2016 minutes with corrections made by Mr. Toogood, seconded by Mrs. Alston, motion carried.

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 March 2016 financial report as presented made by Mr. McCormick, seconded by Mr. Toogood, motion carried.

Morgan Stanley – None

Draft 2016 Budget – Mrs. Alston presented two budgets one included security and the other did not. She passed out a proposed five year schedule of increases to the dues. She suggested the Board look to move forward with pulling the pool area housekeeping and tennis court washing from the landscaping contract. Mrs. Alston plugged those figures into the proposed budget. Motion to approve the 2016-2017 budget (\$350.00-no security) with no increase made by Mr. Toogood, seconded by Mr. Blackwell, motion carried.

Security – At the annual meeting a majority of homeowners voted against continuing on with the security. The Board discussed that it can be re-implemented at any time if need be in the future. Motion to approve cancelling Patrol Masters with a 30 day notice made by Mr. Toogood, seconded by Mrs. Redwine, 5 yay, 1 nay, motion carried.

COMMITTEE REPORTS

Architectural and Maintenance – There were proposals in the packet to include the replacement of the steel plate on Golf Club Drive. Motion to approve the proposal from Eddie Ernst made by Mr. Toogood, seconded by Mr. Drayman, motion carried. The Board reviewed the variance request from 5322 LC to move the AC unit outside the patio into the common area. The Board would like to re-review at the May meeting. Management will send the owner the denial letter pending further information. The Board reviewed the proposal from MC Painting to paint a second coat on the north property retaining wall. Motion to approve made by Mrs. Alston, seconded by Mr. McCormick, motion carried.

Landscape/DWCP – Mr. Gaudineer gave the landscape report. Mentioned items are underway like citrus, olives, pesticide spraying etc. The committee will be putting together specs to go out to bid for the maintenance contract. Gary Hermanowski has provided his report to the committee and it was provided in the packet. The committee will be scheduling another walk through with Gary to address issues.

Michael Fore – Mr. Fore was present at the meeting and gave his credentials. He was asked to attend the meeting to discuss his knowledge of landscape and the conditions at VDLF. His initial assessment was that there are a number of issues that need to be addressed on the property and what was popular twenty years ago is not necessarily so today. He said one of the major issues will be the irrigation. The Board thanked him for coming.

Welcome Committee – None.

Solar Committee – Mr. Toogood gave a hand out to the Board in regards to the data he has collected on Hot Purple Energy and the proposed Solar Electrical Energy process and benefits to the Board and HOA. The Board thanked Mr. Toogood for the information and presentation but asked that he review other possible companies for comparison for an outright purchase or lease of the system. Mr. Toogood handed out a review which updated the Solar Thermal Energy presentation made at the February 2015 Board meeting. He then noted that the Public Utilities Commission is expected to announce the revival of the Subsidy Program for installing Solar Thermal panels, within the next few days. In order to participate in this program, the Board designated Mr. Toogood to submit all necessary applications to the PUC on the Board's behalf

OLD BUSINESS

Pool Heating – The Board would like to turn off the heat in the pools beginning immediately. Management to notify JSR to do it effective May 2, 2016.

Lighting – Mrs. Cioffi and Seth Warner from Monterey Energy conducted a night inspection on April 15th to look at the recently finished carport lighting project. Mr. Warner submitted a proposal for extra flood lighting at parking lots 2, 7 and 9. Motion to approve the proposal made by Mrs. Redwine, seconded by Mrs. Alston, motion carried.

Roofs – Group 9 – The Board would like to table discussion until the May meeting. No action at this time.

NEW BUSINESS

Liens (0) – No action

Tennis Court Proposals –The Board reviewed the proposal from Courtmaster Sports to repair and resurface tennis courts 1 & 2. Motion to approve the proposal in the amount of \$7,600 made by Mrs. Redwine, seconded by Mrs. Alston, motion carried.

2016-17 Insurance Renewal Proposal – Motion to approve the insurance renewal with LaBarre Oksnee made by Mr. Toogood, seconded by Mr. McCormick, motion carried.

CORRESPONDENCE & OTHER

Owner Requests – Charles Drayman – The Board reviewed the correspondence from Mr. Drayman and his concerns with future bee extraction. No action.

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 11:36am on a motion duly made and seconded.

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

Barbara Cioffi
Approved

6-25-16
Date