

**Villas de Las Flores HOA
BOARD OF DIRECTORS MEETING
May 26, 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, May 26, 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

Charles Drayman, Bette Alston, Aaron Ashcraft, Joan Redwine, John Toogood, Barbara Cioffi and Gail Beal

ABSENT

Scott Gaudineer

ALSO PRESENT

Shelly Ruegsegger - Senior Community Manager representing Personalized Property Management.

CALL TO ORDER

Vice President – Mrs. Redwine called the meeting to order at 9:00 a.m.

ADDITIONS:

Old Business – Regular: Roof Report

HOMEOWNER FORUM

Gail Goetz – 5746 LC – There were three break-ins to cars in her parking lot recently. She would like the Board to add this information to the next newsletter. All cars were unlocked. Joe Ratliff – 5336 LC – Recently there were people in the spa at 2:45am. Dick Schiel – 5726 LC – Does the HOA ever clean the carports? There are bird droppings and such. Carol Flowers – 2351 LP – There is standing water around her unit, can someone come look at it? Also, where the sheds were removed, there are weeds and some touch up painting need to be done. Ilinka Meglemre – 5310 LC – Not happy the storage sheds were removed and showed the Board an example of one she purchased on Amazon for her patio.

PRESIDENT REPORT

No report – President absent.

APPROVAL OF MINUTES

The Board reviewed the April 28, 2018 minutes. Motion to approve the April 28, 2018 minutes as presented made by Mr. Toogood, seconded by Mrs. Alston, motion carried.

FINANCIAL STATEMENTS

Mrs. Alston, Treasurer, gave her report to the Board for April 2018. Motion to accept for filing the April 2018 financial as presented made by Mrs. Beal, seconded by Mrs. Cioffi, motion carried.

Morgan Stanley – Motion to approve purchasing a CD in the amount of \$100,000 to mature 6/2020 made by Mr. Toogood, seconded by Mrs. Cioffi, motion carried.

COMMITTEE REPORTS

Architectural and Maintenance Committee

Lock Spa - Ms. Ruegsegger recommended coded locks and mesh for the clubhouse spa gates. This might pose a problem however because they operate with batteries. It was suggested to just use a handle that locks automatically and you use a key to get in but don't need one to get out. Also add mesh to the gate so someone can't reach over and open the handle. Ms. Ruegsegger to contact Mark Dees for an adjustment to his last proposal that was previously \$8,000.00.

Architectural Application – 2351 Los Patos – Owner requested a security screen door that is different from anything currently on the property. The Board discussed and agreed that it was a nice alternative to the current approved options. The color should be Bronze. Motion to approve this style of screen door presented to be in the color Bronze made by Mr. Drayman, seconded by Mrs. Beal, motion carried.

Storage Units – Karl Schott submitted a picture and information on a storage shed that he would like to see the Board provide to owners that had sheds previously that were removed. The Board agreed this will not be an option.

Storage Unit Removal – Update – In parking lot 16, there is concrete to replace and in Lot 5, paint and patching to do. Mr. Toogood would like to have a walk around with Mrs. Cioffi to assess all locations of removal for one bid to replace/replace what is necessary. Mrs. Cioffi will do and have information for the next meeting.

Landscape Committee:

Mr. Drayman gave a report to include a walk though he had with Pro Landscaping to assess trimming needs and any extra watering needed. The annuals are almost completed. Pro is working on the grass. The rye will start dying out now so will see patchy areas until scalping in fall. Palm Trees to be trimmed shortly and the fruit will be picked off the trees also. The Board will review contracts in Executive to complete landscape conversions at pools 1, 2 & 9 in 2018.

Solar:

Solar Thermal – Mr. Toogood reported, with the winter pool heating season completed, the total gas usage was 33,113 terms. This represents an increase in gas consumption of 37% compared with last year. This is due to the higher pool temperatures. At the start-up of the solar system, there were a few leaks but overall the system performed well, providing a 40% savings in gas cost.

Solar Electric – Mr. Toogood reported that a new solar provider, SolarMAX has submitted a proposal to provide the HOA with 93% of the electrical needs. They would install 395 panels on 11 carport roofs, one serving each pool area. The total cost is \$357,870 and no PPA financing is available. They do offer an 8 year financing program also, partial installation of 1 or more solar systems would be accepted.

Homeowner Solar – The State has decreed that starting January 2020, all new residential entities must have a solar component. Earlier, the State had determined that all condo owners would be permitted to install their own solar system. The board is in the process of promulgating guidelines for this. Ms. Ruegsegger to work on solar install guidelines with the HOA attorney and Mrs. Cioffi, for owners who may want to install for their unit.

OLD BUSINESS

Liens (1) – Motion to approve APN# 681-410-040 made by Mrs. Alston, seconded by Mrs. Cioffi, motion carried.

Newsletter – Mrs. Cioffi to organize a newsletter quarterly and email out to owners. There are about 150 email addresses on her email list. Board members will be asked for their input, two weeks in advance of publication.

Roof Maintenance Reports (2018) – Ms. Ruegsegger reminded the Board; their concerns with the recent roof maintenance reports had been addressed to them in an email. No action.

NEW BUSINESS

18-19 Reserve Study - Motion to approve the 18-19 Reserve Study as presented made by Mr. Toogood, seconded by Mrs. Cioffi, motion carried.

CORRESPONDENCE & OTHER

None

MANAGEMENT REPORTS

Call Logs and Work Order Logs – Reviewed, no action.

Frazier Bait Box Activity Report – Reviewed, no action. Mrs. Alston commented that the report no longer needs to be included in the board package. Management will email out for those that wish to see it every month.

NEXT MEETING

Boot Camp – On hold until new Board is in place

Dark – July & August 2018

Regular Meeting – June 30, 2018 - 9:00 a.m. at the Clubhouse

ADJOURNMENT

With no further business, the meeting was adjourned at 10:23 a.m.

**Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager
Personalized Property Management**

Barbara Cioffi
Barbara Cioffi, Secretary

6/30/18
Date