

**Villas De Las Flores HOA  
BOARD OF DIRECTORS MEETING  
May 28, 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, May 28, 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, Barbara Cioffi & Sean McCormick

**DIRECTORS ABSENT**

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.

**HOMEOWNER FORUM**

None

**PRESIDENT REPORT**

Mr. Batterman gave his report on the last executive session held. He reported that items discussed were: legal, contracts, collections and violations.

**APPROVAL OF MINUTES**

The Board reviewed the April 30, 2016 minutes as presented. Motion to approve the April 30, 2016 minutes with corrections made by Mrs. Alston, seconded by Mr. Drayman, 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 April 2016 financial report as presented made by Mr. Toogood, seconded by Mrs. Alston, motion carried.

Morgan Stanley – The Board reviewed the CD investment maturity schedule. Mr. Blackwell suggested that the Board look into preferred stocks with higher dividends. No action.

**COMMITTEE REPORTS**

Architectural and Maintenance – Carport Bids: The Board reviewed bids to touch up prime and paint new electrical conduit and exposed wood after the new lights were installed. The proposal from Mark Dees did not include painting of wood. The Board would like clarification from him.

- Gate Replacement List: The Board reviewed the gate survey conducted by Mr. Andersen and Mrs. Alston. Mrs. Alston asked that the list be re-assessed to see if all still need to be completed.
- 2322 LP: The Board reviewed the proposal from F & F Construction to install a new fiberglass gate. The Board would like to know if a latch can be installed on the inside of the gate. Tabled for further information.

- VR/5553 LC: The Board reviewed the variance request to install a soft water unit in the front of the unit. The Board agreed that this application should have gone to the Board prior to receiving approval from Mr. Andersen. Going forward, the Board would like applications to be reviewed by Mrs. Cioffi and Mr. Andersen.
- VR/2374 LC: The Board reviewed the variance request to install desert landscape in front of the unit and in common area by pool. The Board agreed that they did not want any modifications to the common area or exclusive use at this time. Motion to deny the variance request made by Mr. McCormick, seconded by Mrs. Cioffi, motion carried.

Landscape/DWCP – Mr. Gaudineer reported that the committee met on May 14, 2016 in which Gary Hermanowski was present to discuss areas of change. The key thing is to design the entire property at once. It was discussed that vines could be installed on pool fences and the fences could be painted a new color to soften up the look. It was recommended that Mediterranean and desert plants would be a good choice for the community. Mr. Hermanowski is interested in counseling the Board and the committee on a monthly basis. The committee would like to focus on the pool areas. Mr. Hermanowski noted that there are many citrus trees on property and there is a new bug coming our way and does not recommend that any more be installed.

The Board reviewed the proposal from Premier to re-landscape the area around pool 10. Tabled.

Mr. Toogood suggested that the queen palms be trimmed. They are not trimmed at the same time as date trees. Mr. Gaudineer will investigate.

It was suggested that Eddie Ernst continue the maintenance of first phase areas through October 2016 which is set to expire June 2016. Mr. Blackwell is requesting that the committee set a design for each pool, prepare a budget and get input from the homeowners. Mr. Gaudineer recommended that the Board possibly send out a package with information and have a homeowner forum. There was discussion as to if the desert landscape should be taken from the street to pool 10 when that area modification is done. The areas at pools need to be defined. The Board agreed that only areas that go from pool to patio shall be completed. The Board would like for Mr. Hermanowski to come up with a design for areas around the pools to take back the Board. Motion to approve Mr. Hermanowski to design and develop plans for desertscape around the pools and come back to the Board in September not to exceed \$2,000 made by Mr. Blackwell, seconded by Mr. Drayman, 7 yay, 1 nay, motion carried.

The Board reviewed the proposal from Premier to correct the irrigation in parking lot 9. Motion to approve the proposal from Premier in the amount of \$600 made by Mr. Toogood, seconded by Mr. McCormick, motion carried.

Welcome Committee – None.

Solar Committee – Mr. Toogood reported that he was directed to obtain more proposals and expects to receive them the following week for Solar Energy. For Solar Thermal - Panels are to be installed on carport roofs and would heat the water in the pool rather than gas. The panels must be installed close to the pools. Panels will shut off during the summer and drain themselves. Mr. Toogood says that panels are basically noiseless and only heard when they turn on. Motion to approve Mr. Toogood to contract Solar Thermal Services to start the panels,

excluding the two spas, only pools on carports made by Mr. Toogood, motion died. Tabled until legal counsel can review the contract and provided a memo to the Board.

### **OLD BUSINESS**

Roofs – The Board reviewed the proposals from Western Pacific Roofing & Roof Asset Management for new acrylic coatings on the existing foam roof system on eight buildings for group 9. Motion to approve the proposal in the amount of \$46,850.00 made by Mrs. Alston, seconded by Mrs. Redwine, 5 yay, 1 nay, 1 abstain, motion carried. Roof Asset will post notices on doors 72 hours prior and check downspouts.

Flood Insurance – The Board reviewed correspondence from Mr. Drayman and Becky Hayes from LaBarre Oksnee Insurance with regard to the flood zone and possible insurance for the HOA. Management to investigate with legal counsel. No action at this time.

### **NEW BUSINESS**

Liens (0) – No action

2016-2017 Reserve Study – Motion to approve the Reserve study for 2016-2017 made by Mr. Toogood, seconded by Mrs. Cioffi, motion carried.

Pool Maintenance – The Board reviewed the proposal from Laguna Falls Pools to make repairs to decks, tile and plaster. The Board would like Management to obtain a second bid for the proposed work. Tabled.

### **CORRESPONDENCE & OTHER**

Alan Gribnau – The Board reviewed the request from Mr. Gribnau to be reimbursed for expenses he paid out of pocket to set rat traps and seal an opening on his roof. Motion to approve the reimbursement in the amount of \$95 made by Mr. Toogood, seconded by Mrs. Redwine, motion carried.

Palm Springs Fire Department – Management advised that the inspection passed. No action.

Diane Berini – Asked the Board to consider installing more lighting in the field to the north of her condo building because there have been coyote sightings.

### **MANAGEMENT REPORTS**

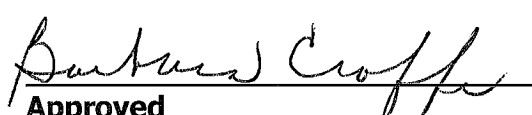
Call Logs and Work Order Logs – The Board reviewed call logs and work order logs. No action.

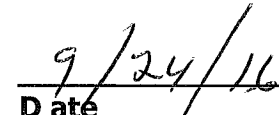
Security Report – The Board reviewed the log. No action.

### **ADJOURNMENT**

With no further business to be brought before the Board at this time, the meeting was adjourned at 11:27am on a motion duly made and seconded.

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

  
Approved \_\_\_\_\_

  
Date \_\_\_\_\_