

**Villas De Las Flores HOA
BOARD OF DIRECTORS MEETING
May 30, 2015 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 30, 2015 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, Ira Andersen, Joan Redwine, Don Blackwell, Bette Alston, John Toogood, Charles Drayman & Janet Long – Sean McCormick sat in after his appointment

DIRECTORS ABSENT:

None

ALSO PRESENT:

Jasmine Meza representing Personalized Property Management
Seth Werner, Monterey Energy
Randy Purnell, Landscape Architect

CALL TO ORDER:

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

AGENDA ADDITIONS:

Old Business – Water Meters, Security Committee, Town Hall, Reserve Study
Exec Agenda – Tree Trimming

Monterey Energy – Seth Werner was present. Scott Gaudineer found a new light fixture with a more aesthetic look. The light is ADA approved; light fixtures are available in different colors. Mr. Werner reported that the light fixture itself is more expensive however the labor would be less intensive so he was able to knock \$40 off each light fixture. Mr. Werner provided a sample of the proposed light. Mr. Toogood asked if the two parking lots that have already been installed will be redone. Motion to approve the proposal from Monterey Energy in the amount of \$44,638.93, light fixtures to be in the color copper made by Mr. Andersen, seconded by Mrs. Alston, motion carried.

HOMEOWNER FORUM:

Karl Waldeauer - 5714 Los Coyotes – He's glad to see the Board approving multiple bids for projects.

Greg Coltrin – 2368 Los Coyotes – He would like to know if the Board will be considering front access gates after all the break-ins. He would also like the Board to consider keeping the Olive tree in front of the club house for a more aesthetic look.

Ivol Blaylock - 2334 Los Patos – Stated that he walked the perimeter and is concerned that the lights will not be helpful if homeowners have overgrown shrubs.

Sean McCormick - 5706 Los Coyotes – Asked the Board who is monitoring security?

Carol Flowers - 2351 Los Patos – Has the Board decided if they will discontinue the security service? Has a concern with non residents of Villas using the pools during the summer when majority of homeowners are away.

Gail Goetz – 5746 Los Coyotes – Can the Board opt to change the amount of hours the security company is onsite?

OPEN BOARD SEAT – The Board discussed the position available to serve on the Board and reviewed the resume from Sean Mc Cormick. Motion to appoint Sean McCormick to the Board of Directors phase 1 made by Mr. Drayman, seconded by Mr. Toogood, motion carried.

APPROVAL OF MINUTES

The Board reviewed the April 25, 2015 minutes. Motion to approve the April 25, 2015 minutes with corrections made by Mrs. Alston, seconded by Mr. Blackwell, motion carried.

FINANCIAL STATEMENT

Mrs. Alston gave the financial report. Balance sheet, income statement and check register were only given in the packet. Note: The full financial was given to the President and Treasurer. Motion to accept the April 2015 financial for filing made by Mr. Drayman, seconded by Mr. Andersen, motion carried.

Morgan Stanley – There is one CD due to mature on June 5, 2015. Motion to roll over the CD in the amount of \$50,000 to mature June 2018 made by Mr. Toogood, seconded by Mr. Andersen, motion carried.

COMMITTEE REPORTS

Architectural and Maintenance – Mr. Andersen gave his report and presented a proposal from Patio Furniture Doctors to powder coat the pool deck umbrellas. Three color options are available. Motion to approve the proposal from Patio Furniture Doctors in the amount of \$8,207.61 made by Mr. Toogood, seconded by Mr. Mc Cormick, motion carried. Powder coating to be done in the color Caribbean Sand. Management will investigate on warranty and estimated life of powder coating. Mr. Blackwell asked why 2384 Los Coyotes submitted a variance request to run cable wire versus opting to go wireless.

Welcome – No reports at this time. Management will continue to notify Mrs. Goetz and Mrs. Alston when new homeowners come in.

Landscaping – Mrs. Redwine gave her report. Two owners are requesting to have shrubs removed in front of their units for security purposes. The Board discussed the removal versus trimming back. After discussion, the Board decided not to remove any shrubs at this time due to the water conservation project. Mrs. Redwine reported that spraying will be done on Thursday, June 4th. Premier will post notices on the club house and on trash enclosures. Mrs. Redwine will notify Barbara Cioffi to post information on Nextdoor.com. Mrs. Redwine proposed the removal of a tree that is causing damage to the structure and concrete in front of 2113 Los Patos. Motion to approve the removal of a tree in front of 2113 Los Patos in the amount of \$300 made by Mr. Mc Cormick, seconded by Mrs. Long, motion carried. Mrs. Redwine provided a handout from Premier landscape with recommendations of future landscape, no action at this time just informational.

DWCP – Randy Purnell was present and gave an update on the progress of the landscape conversion. Preliminary designs have been submitted. The designs are strictly for the bidding process. Mr. Toogood asked if the plans include LED lighting. The goal is to get the plans developed and ready for bidding and to have everything ready for Boards approval at the next meeting. Mrs. Alston asked Mr. Purnell to fill the Board in on the 30 day extension with the water district. The water district did approve the 30 day extension. It is necessary to show progress with the conversion to allocate the funds given by the water district. Two contactors have given bids so far. He will schedule a committee meeting to have discussion on which locations of turf will be removed. Mrs. Redwine presented a proposal from Premier landscape for turf removal. The Board would like Mr. Purnell to provide specs to the other two bidders so proposals are apples to apples. Motion to approve turf removal on Golf Club up to the berm and east and west of entrance not to exceed \$5,000 made by Mr. Toogood, seconded by Mrs. Long, motion carried.

Solar – Mr. Toogood is waiting for a proposal from the solar company. No action at this time.

OLD BUSINESS

Water Meters –Mr. Toogood investigated installation of individual water meters and found that it is not practical at this time. Issue dead.

Security Committee – Mr. Toogood would like to be proactive and form a security committee. He would like to have a forward plan and take measures to protect the community. Mr. Drayman and Mr. Batterman feel that the Board is acting upon things in the proper manner.

Town Hall Meeting with Owners – Mrs. Alston reminded the Board that homeowners were promised another town hall meeting.

Towing – Management provided a new tow agreement with Yucaipa Towing as the previous towing agreement was canceled by Yucaipa for non use. Board to sign the new agreement and management will forward to the tow company.

Reserve Study – Mr. Batterman read an email from Mrs. Ruegsegger. Mr. Batterman reminded committee members that projects do not have never ending funds and projects will have to be done in phases and will need to be approved by the Board. Mrs. Alston reviewed the 2016 Reserve Study from SCT Reserve Consultants. Motion to approve the reserve study made by Mr. Toogood, seconded by Mr. Andersen, motion carried.

NEW BUSINESS

None

MANAGEMENT REPORTS

Call Logs & Work Order Log – The Board reviewed the logs. No action.

CORRESPONDENCE & OTHER

5710 Los Coyotes – The Board reviewed correspondence from Mrs. Cioffi regarding Palm Springs Police Department utilizing Nextdoor.com.

5744 Los Coyotes – The Board reviewed correspondence from Sharon Bourne regarding security and her support towards increased security.

5886 Los Santos – The Board reviewed correspondence from Brett Smith thanking the Board for all the information, follow through with security issues and the hiring of the security company.

DWA – Mrs. Redwine read correspondence from Premier landscape regarding watering in the median and public right of ways. Premier landscape would like clarification from the Board regarding the medians inside the community and if they are considered public right of ways. Mr. Andersen will check with the City of Palm Springs and get a map and information.

Security Report – The Board reviewed the report from Patrol Masters. Mrs. Long pointed out that security reported a homeowner with a golf cart.

HOMEOWNER FORUM # 2

None

NEXT MEETING DATE

Regular Meeting, June 27, 2015 at 9:00 am at the Clubhouse

Inspection: TBD

ADJOURNMENT:

With no further business to be brought before the Board at this time, the meeting was adjourned at 11:45 am on a motion duly made and seconded

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

APPROVED:

Janet Long

Date