

**Villas de Las Flores HOA  
BOARD OF DIRECTORS MEETING  
JUNE 24, 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, June 24, 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 (Absent), Don Blackwell, Bette Alston, John Toogood, Scott Gaudineer (Absent), Barbara Cioffi, Gail Beal and Charles Drayman

**ALSO PRESENT**

Shelly Ruegsegger, CMCA, Senior Community Manager representing Personalized Property Management and Lettie Teran, Assistant Community Manager

**CALL TO ORDER**

Mr. Batterman called the meeting to order at 8:59 am

**PS ANIMAL CONTROL**

Leslie Tisdale-Palm Springs Police Department/Animal Control– Gave a brief synopsis on coyote abatement. She suggested we co-exist with them by coyote hazing. She showed the Board different ways to scare away coyotes by omitting loud noises, throwing rocks etc., to chase them away. Also don't feed them. No reports of humans being attacked to date. You have the right to protect yourself so if you hurt one, you will be ok. No reports of Rabies. She gave handouts that will be posted on the HOA's website.

**AGENDA ADDITION**

Draft Rules & Regulations

**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 April 29, 2017 minutes as presented. *Motion to approve the April 29, 2017 minutes with corrections made by Mr. Blackwell, seconded by Mrs. Alston motion carried.*

**FINANCIAL STATEMENTS**

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

Morgan Stanley – No action.

## **COMMITTEE REPORTS**

**Architectural and Maintenance** – New Carpet for Gym, a few options were presented - *Motion to accept the proposal from Royal Gym Services for \$2400.00 for rubber mat type product with a one year warranty on workmanship and material, pay from the reserves, made by Mr. Blackwell, seconded Mrs. Cioffi, motion carried.*

Electrical Room – *Motion to approve the proposal from Mark Dees to clean and refurbish the electrical room made by Mr. Blackwell, seconded by Mr. Toogood, 4 yay and 2 nay, motion carried.*

Repair & Paint Beams on Two Story Condo Buildings – *Motion to approve the proposal from Mark Dees in the amount of \$6,750.00 to repair and paint 30 beams made by Mr. Drayman, seconded by Mr. Toogood, motion carried.*

Architectural Applications – Reviewed approved applications, no action.

**Landscape Committee** – Mr. Drayman gave a report in addition to Mr. Gaudineer's report in the packet. The committee will get more landscape maintenance bids for review in the fall. The Board discussed the second palm tree trimming & golf course palm tree trimming. Ms. Ruegsegger to make one last request to Tahquitz Creek Golf Course/Brandon otherwise she will go to the City. If unsuccessful, the Board wants the HOA to trim them. *Motion to trim golf course palm trees not to exceed \$3500 and made by Mr. Toogood, seconded by Mr. Blackwell, motion carried.*

Premier 2<sup>nd</sup> Palm Tree Trimming – To start in July.

Solar Committee – Report from John Toogood - Following the completion of the winter pool heating season, the total gas billing for the months Jan-May, for the 11 pools only, was \$16,223. The therms used totaled 11,316. The average usage of the years 2014 and 2016 for the same period was 22,872 therms. This indicates a savings of 50.5% from the solar panel installation, calculated as \$16,550.

Solar Electric – Engineers from RENOVA Solar visited the property on Friday 6/23/17, to confirm that the current metering capability and carport roof proximity were suitable for the installation of their solar panel system. They now indicate that they will prepare a proposal for consideration. The Solar Committee already has a proposal from HotPurpleEnergy Solar. The Committee expects that they will have a recommendation for consideration by the Board at the next meeting.

Electricity – In discussions with the solar electric suppliers, they noted that at 3 of our current electric meters, we were a paying higher rate per kilowatt, than at the other 8 meters. In late May, Mr. Toogood spoke with a Mr. Hines of SoCal Edison and he agreed to review this situation, and get back to him. On Monday 6/19 and again Thursday 6/22, Mr. Toogood called and finally he emailed on 6/22 to say that he would finally initiate the review. Updates to the Board at a later date.

Utility Costs – In February, SoCalGas put in effect a 10.1% increase in cost/unit. SoCal Edison currently has a 3.9% increase in cost/kilowatt before the PUC. The Desert Water Authority just announced a 15% increase in cost/unit effective July 1. The national rate of inflation is 2% per Mr. Toogoods research.

One-PS – Report provided in the packet, Mr. Toogood attended the June meeting. Handout was provided from the City of PS on short term rentals.

**OLD BUSINESS**

Roofs – Group 10 – Tabled. The Board would like to speak to both companies at their September Board meeting, Western Pacific and RAM Roofing as to why there is no warranty on the roof failure at 5312 & 5314 LC.

Rules and Regulations – Motion to approve the Rules and Regulations after the 30 comment period (no comments received back) made by Mr. Drayman, seconded by Mrs. Alston, motion carried.

**NEW BUSINESS**

Liens (1) – Motion to file a lien against APN # 681-410-040 made by Mrs. Alston, seconded by Mrs. Beal, motion carried.

**CORRESPONDENCE & OTHER**

Sandra Aufill, 2314 LP – The Board reviewed pictures and correspondence in regards to lifting concrete in her patio and a tree. Mr. Drayman and Gary Hermanowski inspected the tree and since it is healthy, it will not be removed. Mrs. Cioffi inspected concrete inside patio which is the homeowner’s responsibility but she didn’t see any issue with it.

Terry Oakley, 5621 LC – The Board reviewed correspondence sent in by Mr. Oakley asking why the heaters are turned off in May. Survey had been sent to homeowners previously and they responded with that date as the appropriate date to turn the heaters off.

**MANAGEMENT REPORTS**

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

**NEXT MEETING**

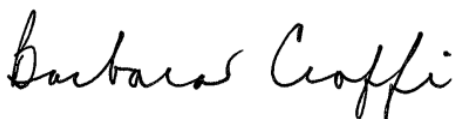
Dark – July & August 2017

Regular Meeting, September 30, 2017, 9:00 a.m. @ Clubhouse

**ADJOURNMENT**

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

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



**9/30/17**

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**Approved**

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**Date**