

**Villas De Las Flores HOA  
BOARD OF DIRECTORS MEETING  
June 27, 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, June 27, 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, Don Blackwell, Bette Alston, John Toogood, Charles Drayman, Janet Long and Sean McCormick

**DIRECTORS ABSENT:**

Joan Redwine

**ALSO PRESENT:**

Shelly Ruegsegger, CMCA representing Personalized Property Management  
Seth Werner, Monterey Energy  
Randy Purnell, Landscape Architect

**CALL TO ORDER:**

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

**AGENDA ADDITIONS:**

None

**HOMEOWNER FORUM:**

Gail Goetz – 5746 Los Coyotes – She likes the new flag. Can a new light be installed on the flag?

Barbara Cioffi – 5710 Los Coyotes –Commented on the good job the security company is doing.

Richard Schiel – 5726 Los Coyotes – Happy that the grass was removed and water is being monitored.

**APPROVAL OF MINUTES**

The Board reviewed the May 30, 2015 minutes. Motion to approve the May 30, 2015 minutes with corrections made by Mr. Toogood, seconded by Mr. McCormick, 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 May 2015 financial for filing made by Mr. McCormick, seconded by Mr. Andersen, motion carried.

Operating Transfer – Motion to transfer \$50,000 from the operating account to the reserve account made by Mr. Toogood, seconded by Mrs. Long, motion carried. Mrs. Alston noted that \$94,770 has been spent on water year to date.

## **COMMITTEE REPORTS**

Architectural and Maintenance – Mr. Andersen reported that he has asked John Foster to find a fiber glass gate to install as a sample . Greg Monk currently doesn't have a contractor's license but is testing in November. The a/c unit in the gym requires replacement.

Welcome – None.

Landscaping – None.

DWCP – Scott Gaudineer reported that the grass is to be removed the second week of July. Samples of D.G and pavers are at the clubhouse. The committee will have all the items in place with the Board before proceeding.

Solar – Mr. Toogood included his report in the packet. He reported that Hot Purple Energy has proposed to install 300 solar panels on four carports, \$300,000 to be paid back over 16 years. There is the option to lease the panels for 20 years with 0 down with the first year at \$150 month. It was asked if the panels would affect the aesthetics of the community and if the angles could be moved. Tabled for more information.

## **OLD BUSINESS**

Pool Gate Closures – The Board reviewed the proposal from John Foster to install gate closures at spa #7 and Pools # 1, 3, 7, 10 and 11. *Motion to approve the proposal in the amount of \$1,590 made by Mr. Andersen, seconded by Mrs. Alston, motion carried.*

## **NEW BUSINESS**

Parking Lot Signs – The Board reviewed the proposal from Signarama to install parking lot signs in parking lots # 1, 4, 5, 7, 8 and 14. *Motion to approve the proposal in the amount of \$302.36 made by Mr. Andersen, seconded by Mr. Toogood, motion carried.*

2014-2015 Financial Review - The Board reviewed the proposal from Bruce Wilcox to prepare the 2014-2015 financial review. *Motion to approve in the amount of \$1,250 made by Mr. Toogood, seconded by Mr. Drayman, motion carried.*

## **MANAGEMENT REPORTS**

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

## **CORRESPONDENCE & OTHER**

DWA – The Board reviewed the handout from Desert Water Agency pertaining to water wise tips. Joan explained that water cycling throughout the entire property takes time so you might not see it come on in your area when it's allowed too right away.

Security Patrol Reports – The Board reviewed the security report. They would like for the patrol officer to call the police next time they find doors open and/or suspicious behavior.

## **NEXT MEETING DATE**

Regular Meeting, September 26, 2015 at 9:00 am at the Clubhouse  
July and August Meetings – Dark / Inspection – TBD

**ADJOURNMENT:**

With no further business to be brought before the Board at this time, the meeting was adjourned at 10:15 am on a motion duly made and seconded

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

**APPROVED:**

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**Janet Long**

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**Date**