

**Villas de Las Flores HOA  
BOARD OF DIRECTORS MEETING  
June 30, 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, June 30, 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**

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

**ALSO PRESENT**

Shelly Ruegsegger - Senior Community Manager representing Personalized Property Management.

**CALL TO ORDER**

President – Mr. Gaudineer called the meeting to order at 9:00 a.m.

**ADDITIONS:**

Executive Agenda – Legal

**HOMEOWNER FORUM**

Don Blackwell – 2404 LC – Mr. Blackwell advised the Board about a project on Golf Club Drive the city is undertaking to include traffic calming with a bike lane. He also commented on the condition of the slurry in the parking lots.

**PRESIDENT REPORT**

Mr. Gaudineer reported that the Board had approved landscape renovations to Pools 1, 2 & 9 and those will be starting in August 2018 and completed no later than November. He also reminded owners to be sure to inform renters and guests of the rules of the HOA, prior to their stay in the HOA.

**APPROVAL OF MINUTES**

The Board reviewed the May 26, 2018 minutes. *Motion to approve the May 26, 2018 minutes as presented made by Mr. Toogood, seconded by Mrs. Beal, motion carried.*

**FINANCIAL STATEMENTS**

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

Morgan Stanley – No Action.

**COMMITTEE REPORTS**

**Architectural and Maintenance Committee**

Locks at Spa Gates – Mark Dees proposal to install locks at spa gates to stop vagrants - *Motion to approve \$1950.00 made by Mrs. Cioffi, seconded by Ms. Alston, motion carried.*

### Storage Unit Removal Repairs

Parking Lot 15 – Mark Dees proposal to turn into guest parking area. Mr. Toogood stated that he still thinks all this work needs to be proposed in one proposal and done at the same time.

Parking Lot 16 – Remove Concrete Overlay and Patch - Motion to approve \$900.00 made by Mrs. Alston, seconded by Mrs. Redwine, motion carried.

Mark Dees Proposal – Paint concrete where storage units were removed - Motion to approve \$2950.00 made by Mrs. Cioffi, seconded by Mrs. Beal, (Toogood opposed), motion carried.

Board to provide suggestions for the walls per Mrs. Cioffi.

Mark Dees Proposal - Pool #1 – Expand concrete at pool gate for better access - Motion to approve \$400.00 made by Mrs. Cioffi, seconded by Mrs. Alston, motion carried.

### **Landscape Committee:**

Pro Landscaping Proposal – Winter Flowers - Motion to approve \$3680.00 for winter flowers in various locations made by Mr. Drayman, seconded by Mrs. Redwine, motion carried.

Pro Landscaping Proposal – Rye Seed - 2018 - Motion to approve \$6160.00 for winter rye grass seed made by Mr. Drayman, seconded by Mr. Toogood, motion carried.

Included in the package was a letter from Desert Water Agency confirming a rebate of \$1.00 per square foot of grass removed during the Pool 1, 2 & 9 landscape renovation projects. No action.

### **Solar:**

#### Solar Electric

It was proposed that the solar electric proposal be considered in parts. Initially, 1 carport would have 78 solar panels mounted, as a complete system. This would provide approximately 20% of the community's electrical power needs, at a cost of about \$80,000. To obviate the need to increase the dues, or apply an assessment, the cost could be met by reducing our contribution to Reserves for a limited period. The payback is 10.8 years. Doing one carport, would allow the Board to fully evaluate the concept, without making the full commitment of 4 carports at a cost of \$315,000. If found to be acceptable, then the HOA would be able to spread the cost of the total solar system over a period of years.

#### Household Solar

With the State decreeing that individual homeowners within a condominium complex may install their own solar panel system, to meet their specific power needs, the Board must develop rules and limitations as guidelines for our homeowners. The Board agreed to prepare a draft proposal over the summer hiatus.

### **OLD BUSINESS**

Liens (0)

VDLF Records/Storage – PPM has been storing the hard files for the HOA, since going paperless (Est. 2008) and the contract states that PPM can charge for such storage. Ms. Ruegsegger advised the Board of their options to include: Pay \$3.00 a month per box (there are 19), have the boxes brought to Villas to store or have PPM go through them at \$65.00 per hour and pull what is necessary to retain and put on their network. The Board agreed to have Ms. Ruegsegger deliver the records to the clubhouse then the Board members will go through them

and retain what they feel is important. Ms. Ruegsegger advised all minutes are the only item that needs to be retained forever.

**NEW BUSINESS**

None

**CORRESPONDENCE & OTHER**

2434 LC – Mr. Drayman went by and looked at this unit as the owner was advising there were dead and small plants that were not doing good. He advised the Board, everything was doing fine.

2322 LP – Owner asked the Board to consider an electric charging station on the property. The Board moved the discussion to the Executive meeting.

**MANAGEMENT REPORTS**

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

**NEXT MEETING**

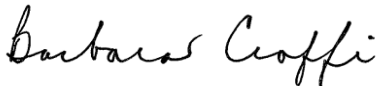
Dark – July & August 2018

Regular Meeting – September 29, 2018 - 9:00 a.m. at the Clubhouse

**ADJOURNMENT**

With no further business, the meeting was adjourned at 10:03 a.m.

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



**9.29.18**

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**Barbara Cioffi, Secretary**

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**Date**