

**Villas de Las Flores HOA  
BOARD OF DIRECTORS MEETING  
September 24, 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, September 24, 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

**ALSO PRESENT**

Shelly Ruegsegger, CMCA & Jasmine Meza representing Personalized Property Management

**CALL TO ORDER**

Mr. Batterman called the meeting to order at 9:01am

**AGENDA ADDITIONS:**

Exec – Vice President Open Board Position

Reg - Chair for Arch & Maintenance Committee

**JOHN –ENERGY SERVICES/SOLAR**

John was present to discuss the solar installation. A walk through was conducted with five Board members to review the work that had been completed. Mr. Batterman put a halt on the install until today. John explained the install he designed is the most efficient and aesthetically pleasing. He stated that it could not all be under ground. The Board approved the project assuming that the pipes were to run along the exterior end of the carport up to the roofs. Mr. Toogood explained his position and stated that he made the decisions and changes on his own as the Board rep. There will be more discussion in Executive session.

**HOMEOWNER FORUM**

Terry Oakley - 5621 LC - The solar installation does not look good. Who has the exterior touch up paint?

Jean Pascale – 5833 LS – She would like to know if she is able to switch parking spaces as the one assigned to her is too far. Management explained that they tried to get this done for her but the other owner won't budge.

Diane Berini – Are smart controllers installed in the newly installed landscape? Are the fruit trees being sprayed?

**PRESIDENT REPORT**

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

**APPROVAL OF MINUTES**

The Board reviewed the June 25, 2016 minutes as presented. Motion to approve the June 25, 2016 minutes as presented made by Mrs. Alston, seconded by Mrs. Redwine, 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 June, July and August 2016 financial reports as presented made by Mr. Blackwell, seconded by Mrs. Alston, motion carried.

Morgan Stanley – The Board reviewed the CD investment maturity schedule. Motion to approve purchasing a new CD in the amount of \$100,000.00 to mature October 2019 and roll over the November 2016 maturing CD in the amount of \$50,000.00 to mature November 2018 made by Mr. Toogood, seconded by Mr. Drayman, motion carried.

## **COMMITTEE REPORTS**

Architectural and Maintenance – Mr. Batterman appointed Mrs. Cioffi as the Architectural and Maintenance committee chairman and Mr. Blackwell as the Rules committee chairman.

- 2343 LP – The Board reviewed the proposal from F&F Construction to replace the concrete in front of the unit front door. Motion to approve the proposal from F&F made by Mr. Drayman, seconded Mrs. Redwine, motion approved.
- 3 Applications have been approved.

Landscape/DWCP – Mr. Gaudineer gave his report. The contract with Premier is up in February and the Board will be reviewing potential landscape companies. He has prepared a memo that he is recommending be sent out to pool 10 homeowners. Pool 9 is next. Mrs. Redwine recommended that the football field be over seeded so that the area looks appealing. It was recommended that the Board purchase the land and/or have an easement agreement done with the golf course. Management will speak with Brandon on purchase, maintenance or easement of the area. The majority of the Board is in favor of keeping the area.

The following was in the packet for review:

- Premier – Tree Trimming – Motion to approve with the condition that an arborist is present during the entire trimming process, made by Mrs. Alston, seconded by Mr. Drayman, motion carried.
- Eddie Ernst – River Rock and Landscape Fabric on Irrigation Rings – Motion to approve the proposal in the amount of \$1,200 made by Mr. Toogood, seconded by Mrs. Alston, motion carried.
- Premier – Fall/Winter Annual Color – Motion to approve the proposal in the amount of \$4,800 made by Mrs. Redwine, seconded by Mrs. Alston, motion carried.
- Pool 9 Design – Mrs. Berini presented information to the Board on the homeowners wishes around pool 9. Further review needed. No action.
- Football Field – Further review needed and action by Management. See above.
- Florence Baldinelli – The Committee will review this area and Management has provided them with a copy of the owners letter.
- 2235 LP- Tree Replacement – The Committee will review this area and Management has provided them with a copy of the owners letter.
- 2386 LC – Shrub Trimming – Pass on to the Committee for consideration of replacement.
- Scalping and Winter Rye Seeding of Common Areas – Motion to approve doing all the scalping and seeding this year to include the football field made by Mrs. Alston, seconded by Mr. Drayman, motion carried.

Solar Committee – Mr. Toogood provided a report. He has spoken to a few owners and he believes they have been satisfied with the installation so far.

OnePS / Tahquitz – The next meeting is October 6<sup>th</sup> and Mr. Blackwell and Mr. Toogood plan on attending.

**OLD BUSINESS**

2015 – 2016 Financial Review – Motion to approve the 2015-2016 financial review as prepared by CPA Bruce Wilcox made by Mr. Toogood, seconded by Mrs. Redwine, motion carried.

Pool Deck Proposals – The Board reviewed the two proposals for the deck repair and resurfacing. Motion to approve Laguna Falls Pools made by Mr. Blackwell, seconded by Mrs. Alston, motion carried.

**NEW BUSINESS**

Liens (0) – None

Pool Post Flanges - The Board reviewed the proposal from F&F Construction. Motion to approve the proposal made by Mr. Blackwell, seconded by Mrs. Redwine, motion carried.

Pressure Regulator – Common Areas – The Board reviewed two proposals, one from South West Plumbing and one from Premier Landscape. They would like to table to verify if SWP will be using copper.

**CORRESPONDENCE & OTHER**

Slurry Issues – The Board reviewed an email from Chris Meyer at Asphalt MD's. It was just an update on the condition of the slurry. No action.

**MANAGEMENT REPORTS**

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

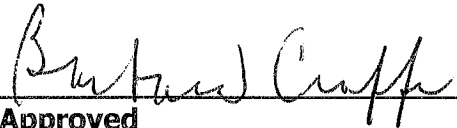
**NEXT MEETING**

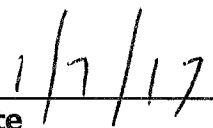
November 5<sup>th</sup>, 2016 at 9:00am

**ADJOURNMENT**

With no further business to be brought before the Board at this time, the meeting was adjourned at 11:20pm on a motion duly made and seconded.

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

  
Approved

  
Date