

**Villas de Las Flores HOA  
BOARD OF DIRECTORS MEETING  
September 29, 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, September 29, 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 (left at 10:04 a.m.), Joan Redwine, John Toogood and Barbara Cioffi

**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:**

Regular Session - Old Business - Clubhouse Acoustics, Neighborhood Watch Committee Reinstatement. Executive Session – Contracts – Pool Maintenance

Asphalt MD's - Gary Butler was present to discuss the slurry of the streets & parking lots and future planning thereof. Per Gary the streets were replaced in 2000 down to the dirt. He stated that the streets are 18 years old at this point and that asphalt is not as good as it use to be, cracks appear quicker. On the perimeter streets, the structural integrity is good for now. There are delimitation issues from water in the parking areas. The Board might consider seal coat (black look/sunscreen) or put down thicker slurry. Gary explained the difference between slurry and seal coat. Mr. Gaudineer asked about cool slurry, is it better for heat? Per Gary, Sunnylands has used it and doesn't recommend it. It's an almost white looking material. Gary said he would not recommend doing anything for 2-3 years, at least on the streets. Parking areas may need attention sooner. Mr. Gaudineer asked if tearing down to native soil again and re-doing would be good at in the 2-3 year timeframe. Gary said they would be happy to do that if the Board wants to go in that direction and they can use the existing asphalt to create a sub grade platform. The Board thanked Gary for attending and answering questions.

**HOMEOWNER FORUM**

Sal Vernola - 5715 LC – Resident since 1979. He has a problem with lizards in the condo. There are rabbits around the pool. The netting helped keep them out of the pool. Per the Board, blood meal is being put on gravel at pools to combat the rabbits.

Betty Bild - 5703 LC - Comes down for a few months at a time and noticed bushes dying and not trimmed. Mr. Drayman of the landscape committee to take a look.

Joe Radliff - 5336 LC – There have been car break-ins and people ringing door bells in the middle of the night.

Brett Smith - 5886 LC – There have been people in trash bins. Cars come and go in parking lot 1. People coming in repeatedly.

Sandra Wiemeyer – 5772 LC - New owners, just introduced themselves.

## **PRESIDENT REPORT**

Mr. Gaudineer's full report will be posted on the website however he touched a bit on the historical ran fall in past years, this summer has been the hottest since the 1980's. The desertscape renovations are underway for pools 1, 2 & 9 and should be completed by mid November 2018. The HOA will receive a rebate from Desert Water Agency for the turf removal.

## **APPROVAL OF MINUTES**

The Board reviewed the June 30, 2018 minutes. *Motion to approve the June 30, 2018 minutes as presented made by Mr. Toogood, seconded by Mrs. Alston, motion carried.*

## **FINANCIAL STATEMENTS**

Mrs. Alston, Treasurer, gave her report to the Board. *Motion to accept for filing the June, July, August 2018 financials as presented made by Mr. Ashcraft, seconded by Mrs. Cioffi, motion carried.*

Morgan Stanley – *Motion to approve rolling over a \$50,000 CD for a period of three years made by Mr. Toogood, seconded by Mr. Drayman, motion carried.*

## **COMMITTEE REPORTS**

### **Architectural and Maintenance Committee – Chairman, Barbara Cioffi**

Pro Landscaping Estimate #1125 – There was an estimate to paint the new ramp area in parking lot 16 so cars will not park in front of it, \$350.00. Tabled. PPM to get proposal from Mark Dees.

Book Nook – Mrs. Cioffi said it was a disaster in there with books everywhere. Richard Cooper will keep it clean.

Gym Equipment – Mrs. Cioffi said an owner asked for an elliptical machine in the gym. PPM will check with Royal Gym on a refurbished one.

### **Landscape Committee – Chairman, Charles Drayman**

Mr. Drayman gave a report of the current activity with his committee.

Pro Landscaping Estimate #1124 – There was an estimate to replace all the irrigation timers with smart controllers which will net the HOA a rebate. Total cost of the estimate is \$7047.06. *Motion to approve estimate #1124 made by Mr. Toogood, seconded by Mrs. Redwine, motion carried.*

Pro Landscaping Estimate #1134 – There was an estimate for plant replacements in the phase 1 areas of the desertscape project in the amount of \$1314.72. *Motion to approve estimate #1134 made by Mr. Drayman, seconded by Mrs. Redwine, motion carried.*

### **Solar Committee – Chairman, John Toogood**

#### **Solar Electric**

Installation of solar electric panels on one carport, to produce about 20% of our power needs, was reviewed and an estimate of the cash savings over the warranted life of the panels was provided. The Board agreed to the next step, requesting RENOVA ENERGY to prepare a contract for the installation of such a system for Board review and consideration.

### Homeowner Solar

The Board has received a request from one homeowner to install a solar system at their condominium. The HOA's counsel prepared an "Agreement and Covenant" and a "Solar Energy Systems Policy" for the Board's review. Approval of these documents is expected at the December 8, 2018 meeting.

### **OLD BUSINESS**

Liens – (1) – Tabled.

VDLF Records/PPM Storage Update – Ms. Ruegsegger delivered the records to the clubhouse over the summer and Barbara, Bette, and John went through them. They were able to get 19 boxes down to 3, for PPM to scan on their network. Ms. Ruegsegger to retrieve those boxes today after the meeting.

Clubhouse Acoustics – Mr. Gaudineer would like to revisit this subject again. In 2011, Tom Tousignant provided a proposal to the Board. Mr. Gaudineer gave that to Ms. Ruegsegger and asked that more proposals to convert the room be acquired.

### **NEW BUSINESS**

2017-18 Financial Review - Motion to approve the report as presented made by Mr. Toogood, seconded by Ms. Alston, motion carried.

Shed Removal/Parking Lot 2 Ratify - Motion to approve made by Mr. Toogood, seconded by Ms. Redwine, motion carried.

Board Member Resignation - Gail Beal – Mrs. Beal tendered her immediate resignation from the Board on 9/1/18, the Board accepted at this meeting.

Mr. Gaudineer advised the Board the Gail Beal had taken their last CC&R & Bylaw proposed amendments and put them in a Word document. Mr. Gaudineer would like to develop a Committee to start working on revisions of both documents. The Committee would be comprised of Joe Radliff, Scott Gaudineer, Barbara Cioffi, John Toogood and David Ranalli being the chair. PPM to provide printed copies of the documents to the Committee members and the Board.

### **CORRESPONDENCE & OTHER**

Brett Smith – 5886 LS sent in an email to the Board regarding numerous issues in his parking area with people in the dumpsters, personal items that were in the trash taken, their car being keyed, ringing of the doorbell, and possible drug transfers.

Mrs. Cioffi will send out an email asking owner's if interested in re-forming a Neighborhood Watch Committee and the need for volunteers.

### **MANAGEMENT REPORTS**

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

### **NEXT MEETING**

October 27, 2018, 9:00am @ the Clubhouse & December 8, 2018, 9:00am @ the Clubhouse  
Board Open House – December 8, 2018, 5:00–7:00pm – Ms. Ruegsegger to do a flyer.  
Holiday Decorations @ Clubhouse – Mrs. Redwine to do.

**ADJOURNMENT**

With no further business, the meeting was adjourned at 11:09 a.m.

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

 10/27/18  
Barbara Cioffi, Secretary                      Date