

**Villas de Las Flores HOA  
BOARD OF DIRECTORS MEETING  
OCTOBER 28, 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, October 28, 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**

Scott Gaudineer, Joan Redwine, Don Blackwell, John Toogood, Barbara Cioffi and Charles Drayman

**ABSENT**

Bette Alston  
Joan Redwine

**ALSO PRESENT**

Shelly Ruegsegger, CMCA, Senior Community Manager representing Personalized Property Management

**CALL TO ORDER**

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

**AGENDA ADDITION AND DELETIONS**

Remove One PS from the agenda and add Signage and Lighting.

**HOMEOWNER FORUM**

5726 LC – Is the reseeding done?

**PRESIDENT REPORT**

Mr. Gaudineer gave his report on contracts, collections, violations and Board positions.

**APPROVAL OF MINUTES**

The Board reviewed the September 30, 2017 minutes. Motion to approve the September 30, 2107 minutes as presented made by Mr. Toogood, seconded by Mr. Blackwell, motion carried.

**FINANCIAL STATEMENTS**

Treasurers Report - Mr. Gaudineer gave the financial report. Motion to accept for filing the September 2017 financials as presented made by Mr. Toogood, seconded by Mr. Drayman, motion carried.

Morgan Stanley – Motion to rollover two CD's in the amount of \$50k each for 24 months made by Mr. Toogood, seconded by Mr. Drayman, 6 yah, 1-abstain, motion carried. Ms. Ruegsegger to request a report showing interest rate of CD's from Morgan Stanley every month.

**COMMITTEE REPORTS**

Storage Units – Mrs. Cioffi stated most of the storage units are in disrepair, not locked, doors warped and filled with junk. Mrs. Cioffi asked what they should do with the storage units in the

future. She will walk with Mr. Dees and identify abandoned ones and provide a report to the Board at the next meeting.

Roof Drain – 2223 LP – The Board reviewed this owner’s email and roof drain picture whereas she has installed a temporary pipe that takes water out from the patio and under her gate. The Board stated the issue is the dirt under roof drain in her patio. The HOA is not going to do anything with this issue. The owner needs to rectify herself.

Premier Pressure Washing – Parking lots are dirty from landscape work and irrigation run off. Board approved the use of patio water as long as they knock on doors and turn any water off to the unit when done. Motion to approve the pressure washing of all parking lots in the amount of not to exceed \$3400.00 made by Mrs. Cioffi, seconded by Mr. Toogood, motion carried.

Mark Dees – Paint all pole lights tan per the recommendation of the reserve study - Tabled as the Board would like a revised bid to include cleaning out the globes at the same time or replace as necessary.

Ramp by Parking lot 10, Pool 5 – Motion made for Mark Dees to install a ramp not to exceed \$2000.00 made by Mr. Gaudineer, seconded by Mrs. Redwine, motion carried.

Skylight – 2117 LP – The Board agreed to replace the skylight that was broken by a golf ball. Management to get RAM Roofing to do.

**Landscape Committee** – Pool 9 on hold until the Board approves to move forward. Pool 10 had modifications due to drainage issues and sloping issues toward condos. Over seeding is done, annual color on agenda and the Committee will start addressing grading/drainage issues.

Annual Color – Premier Estimate #6483 – Motion to approve Premier’s estimate # 6483 in the amount of \$5980.00 for flowers throughout the community made by Mr. Drayman, seconded by Mr. Toogood, motion carried.

Pro Landscape Proposals:

Invoice 1625 – \$150.00 – No action at this time

Invoice 1626 – Motion to approve invoice number 1626 in the amount of \$610.00 made by Mrs. Cioffi, seconded by Mr. Drayman, motion carried.

Invoice 1629 – \$476.00 – No action at this time

Invoice 1635 – Motion to approve invoice number 1635 in the amount of \$3870.50 made by Mrs. Cioffi, seconded by Mr. Drayman, motion carried.

Invoice 1637 - Motion to approve invoice number \$4715.86 made by Mrs. Cioffi, seconded by Mr. Drayman, motion carried.

Invoice 1639 - \$520.00 – Work already done

Invoice 1640 - \$70.00 – No action at this time

Invoice 1602 - Motion to approve invoice number 1602 in the amount of \$336.00 made by Mr. Drayman, seconded by Mrs. Redwine, motion carried.

**Solar** – Solar Electric – RENOVA Solar informed that they would not be submitting a proposal for engineering reasons. Contact has been made with Planet Solar and Helio Power, to solicit proposals for installing solar electric panels on the carports, to supply a significant portion of the electricity requirements.

**One PS** – Report in packet via email from Mr. Toogood. No Action.

**OLD BUSINESS**

JSR/Laguna Falls Pools – Pool Report & Repair Recommendations – Management to advise JSR to repair the issues that are a safety factor immediately. Get bid for other items and present at the December meeting.

Pool Heating – Mr. Gaudineer presented a memo in the packet that in the future, the Board to consider changing the rule for turning the heaters on from being date specific to temperature specific and when needed. *Motion made to approve the recommendation and to turn the pool heating up to 85 degrees made by Mrs. Cioffi, seconded by Mrs. Redwine, 6-yah, 1-abstain, motion carried.*

**NEW BUSINESS**

Liens (0) – None

Signage – Mr. Gaudineer and Mrs. Cioffi to inspect the property and look at the condition of signage and report to Management if any are needed. Specifically the exterior perimeter signs.

Lighting – Some walkway fixture lights in bad shape and some are sitting above ground and need to be placed back below ground. Management to remind Jeff Strandberg (Contracted HOA Electrician) to do this work and that he can replace fixtures as need be.

**CORRESPONDENCE & OTHER**

Gavigan – 5585 & 5897 LS – Owner sent an email that he would like a tree removed by a window to allow light in or to have it removed. Also behind 5897 LS, he says it is barren space and would like it considered for some desertscape. Mr. Hermanowski to take a look for the Board.

**MANAGEMENT REPORTS**

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

A recommendation was made to put some Christmas decorations up at the clubhouse do you can see them when you come in the community at night. Mrs. Redwine will work on this with help from other Board members.

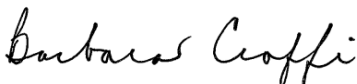
**NEXT MEETING**

Regular Meeting, December 2, 2017 9:00 a.m. @ Clubhouse with an Open House 5-7pm

**ADJOURNMENT**

With no further business to be brought before the Board at this time, the meeting was adjourned at 10:57 a.m. on a motion duly made and seconded.

**Respectfully submitted,  
Lettie Teran, Assistant Community Manager, Personalized Property Management**



**12/2/17**

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**Approved**

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**Date**