

**Villas De Las Flores HOA
BOARD OF DIRECTORS MEETING
October 31, 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, October 31, 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, Joan Redwine, Barbara Cioffi and Sean McCormick

DIRECTORS ABSENT:

None

ALSO PRESENT:

Shelly Ruegsegger, CMCA representing Personalized Property Management
Seth Werner, Monterey Energy

CALL TO ORDER:

Mr. Batterman called the meeting to order at 9:00 am.

AGENDA ADDITIONS:

Old Business: stop signs, tennis Courts, PPM signs at pools, water use 5503

OPEN SEAT:

Mrs. Alston nominated Barbara Cioffi to serve on the Board. *Motion to approve Barbara Cioffi as the Secretary made By Mrs. Alston, seconded by Mr. Drayman, 1 abstain (McCormick), motion carried.*

MONTEREY ENERGY

Seth Werner was present and stated that he has toured the property at night. He had recommendations for the Board. Five fixtures have been taken down and three in two areas have been put up. The Board asked if they keep the existing fixture can they add one flood fixture that would light up the walkways. Mr. Werner handed out a proposal to add flood fixtures to parking lots 9, 11, 14 and 15. There are other areas that need to be done per Board and owners present. A light is needed in every bay. There were many questions and comments. Resolution: need bids for apples to apples for the work already done. Mr. Toogood would like to see a sample. Tabled.

HOMEOWNER FORUM:

Jim Taylor – 5779 LC – Lighting is bad in the parking lots and there is no grass on north side of unit and it is unsafe. Mr. Blackwell and Mr. Gaudineer to investigate.

Judith Sweeney - 2261 LP – The Board needs to come up with a new design for new light design/fixtures.

Jim Berini – 2473 LC – Around his condo it's all torn apart up and a mess from landscape project. He thinks they are in danger with the absence of a wall or cover from the traffic on Golf Club and it should be attended to.

Pam Jundy – 5312 LC – Thank you for the Next door agenda posting. She had a slab leak and everything was handled by management very well but she was advised by the plumbers that it was a small leak and when they were built there was no sleeve installed. She was told that it could break again.

Karl Waldeauer - 5714 LC – The small spa is normally quiet. It is now making a loud noise.

APPROVAL OF MINUTES

The Board reviewed the September 26, 2015 minutes. Motion to approve the September 26, 2015 minutes with corrections made by Mr. McCormick, seconded by Mrs. Alston, motion carried.

FINANCIAL STATEMENT

Mrs. Alston gave the financial report. She will continue to keep running the totals for Ernst Landscape and Randy Purnel. 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 September 2015 financial for filing made by Mr. Toogood, seconded by Mr. McCormick, motion carried.

CD Renewal – It was recommended not to roll over the November CD.

COMMITTEE REPORTS

Architectural and Maintenance – Mr. Andersen reported that Asphalt MD's has had issues with heavy equipment from PS Disposal that have caused cracks in the street. They will be fixed in the future. There is one umbrella pending completion. The tennis courts have been inspected and all the courts are in good condition and do not require maintenance for a few more years.

Landscape Committee – There is a new committee. The new listing was included in the packet to be addressed and approved. Eliminating last chair and assigning a new one. A vote was needed to convert the two committees into one. Mr. Gaudineer is the chair of DWCP and Mrs. Redwine is the current chair of landscape committee. Mr. Batterman will pick the chair of the one combined committee. Mrs. Redwine stated that she will step down. Motion to approve Scott Gaudineer as the chairman of the landscape and DWCP committees made by Mr. Drayman, seconded by Mrs. Alston, motion carried. Premier is currently detailing an over seeding water plan and will submit it to the Desert Water Agency on the Boards behalf for approval.

DWCP – Mr. Batterman reported that the phase 1 conversion project contract for Eddie Ernst Landscape was approved at the September 26, 2015 Executive meeting. Randy Purnel and Scott Gaudineer were present and gave a presentation and reported that Ernst is measuring today. Mr. Purnel stated that they will be progressing and will try to be clean and productive. The demo has been completed. Salvaged trees have been relocated. Will start new irrigation and concrete etc. soon. They are on schedule for mid December to finish for the rebate from Desert Water. They encountered some challenges with the HOA irrigation that is hooked up in the owner patios but will work with it. They will make sure they are still hooked up. Homeowners asked how much this project will cost and where the money will come from. Mrs. Alston provided that information.

Lighting Proposal (DWCP) – Three Phase Electric was asked to bid on lighting for the project. Pathway and Bollard lighting was looked at for replacement. Aesthetic, safety and value are the strong points. The focus is on the entry and clubhouse. They focused on minimal lighting but a dramatic effect with palms and center islands focused on. Eddie Ernst could trench and backfill more inexpensive than Three Phase. How soon does a decision need to be made to move forward? At this point Randy needs recommendations to bring to the Board with more accurate information and to get another bid at least for the conduit. Three Phase will get a diagram from Randy of where the conduit needs to go and also a bid from Ernst to dig. Mr. Gaudineer had a couple of meetings and below is what transpired for future action:

- 1) Recommend a direct liaison to Premier and committee member that is onsite when there are issues.
- 2) Walk with Randy to look at areas that need immediate attention on a regular basis to work with Premier.
- 3) Better guidance to Premier for maintenance on going to better the quality of the existing landscape.
- 4) Recommended as a committee to not over seed the grass.

The Committee will make recommendations for the current Premier maintenance contract in the future, to the Board.

Welcome – None

Solar – None

OLD BUSINESS

Stop Signs – Mrs. Alston commented on the nice stop bars that have been installed but says the Board should entertain stop signs that are not red and possibly more appealing to the eye. Tabled.

Pool Signs – The pool signs to be installed with Personalized Property Management contact information on them. Mrs. Alston was notified that they are already installed.

Water - 5503 & 5511 LC- Management has contacted Leak Detectors to do an evaluation of the building. Tabled.

November Meeting – The Board would like to change the next meeting date to December 5, 2015 at 9am. Management will send out a new notice. *Motion to approve the new meeting date made by Mr. Toogood, seconded by Mrs. Redwine, motion carried.*

NEW BUSINESS

None

MANAGEMENT REPORTS

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

CORRESPONDENCE & OTHER

Jean Pascale – 5833 LS – The Board reviewed correspondence from Ms. Pascale requesting the HOA to install a ball barrier to protect her unit from flying golf balls. Management advised her that this would be her responsibility but after filling out an arch app. No action.

Fire Ants – Manuel Jarrett is not able treat the fire ants. The Board would like two bids to spray the property for ants.

Sandra Awful – 2314 LP – Owner wants a tree removed from the common area at her back patio. It makes a mess in her patio. The board will not remove it.

Security Reports – Reviewed, no action. Mr. Batterman to talk to Sammy at PM about the recent break ins. It was noted that cars were left open.

NEXT MEETING DATE

Regular Meeting, December 5, 2015 at 9:00 am at the Clubhouse

Town Hall – December 5, 2015 at 2:00 – 4:00 pm at the Clubhouse

Open Housel – December 5, 2015 at 5:00 – 7:00 pm at the Clubhouse

ADJOURNMENT:

With no further business to be brought before the Board at this time, the meeting was adjourned at 12:03 pm on a motion duly made and seconded

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

APPROVED:

Barbara Cioffi

Date