

**Villas de Las Flores HOA
BOARD OF DIRECTORS MEETING
November 5, 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, November 5, 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 9:00am

AGENDA ADDITIONS:

Old Business – Pickle Ball

HOMEOWNER FORUM

Dick Shield – 5726 LC – Would like a new tennis court and gym key. When is tree trimming going to happen?

Terry Oakley – 5621 LC - When is the muddy area around his unit going to be completed? Gary will take a look and get back to the Board.

Diane Berini- 2374 LC – She feels the Board is going backwards with installing annual color. Irrigation should not be on, on non-watering days. Blowing is still an issue around her unit and is an issue 7 days a week. Speeding in the complex has gotten worse in the last 6 months. Renters are still not picking up after dogs and truck not being moved in the parking lot.

Bill Harvey – 5302 LC – How are infected citrus trees being treated? They cannot be treated the same as other as the fruit is edible. Trees are being treated as needed.

Alan Gribnau – 5541 LC – Plants were removed around the a/c unit around his patio.

James Berini – Worst landscaping around his unit, can Gary take a look when he is out on property.

Gary Hermanowski , Landscape Consultant – Mr. Hermanowski was present. He reported that he is trying to upgrade the landscape around the pool areas. Desert landscape plants will be used but will also aim for a Mediterranean look. Flowers will be installed where the lantanas have been removed. Two shades of blue colors will be used around pools, two shades of red will be used around parking lots. Lantanas around the olive trees have been removed. All is going well with Premier. The Board would like some color in the entrance median. He will have a design for the December meeting. The Board discussed not starting the work until after the snow birds have left to not cause a disruption. Mr. Hermanowski does not recommend installing new plant material after April 1st. Management will get information to Mr. Hermanowski including info from Diane Berini for pool 9.

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 September 24, 2016 minutes as presented. Motion to approve the September 24, 2016 minutes as presented made by Mr. Toogood, seconded by Mrs. Alston, 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 September 2016 financial reports as presented made by Mr. Toogood, seconded by Mr. Blackwell, motion carried.

COMMITTEE REPORTS

Architectural and Maintenance – Mrs. Cioffi reported that the committee just received one application and it will be reviewed. The committee is finding that it has been difficult to get homeowners to return the paint after they are borrowing it.

Landscape/DWCP – The following was in the packet for review:

- 5802 LS – Mr. Drayman reported that the items around the Anderson's unit have been completed.
- Tree Trimming – The Board reviewed the proposal from Premier for tree trimming. The proposal is for tree trimming for all season and does not include an arborist being present. Motion to approve the proposal and management to talk to Mr. Hermanowski on his role and get a cost to trim the trees with an arborist full time made by Mr. Toogood, seconded by Mrs. Alston, motion carried.

Solar Committee – Mr. Toogood reported that pool 5 and 11 have been approved by the City. Pool 3 will be completed next week, 2 will have the pipes changed, all the rest have been completed. The solar are all now on carport roofs. Some of the piping will be repainted to match the fascia board.

One PS – Mr. Blackwell reported that 42 associations belong to this organization as part of an overall neighborhood watch and VDLF has been asked to join. This would require one member of the association to serve as a neighborhood watch person to represent VDLF, homeowner or Board member. The Board agreed that it will require a lot of work and are not interested at this time. Mr. Toogood will continue to attend the meetings. Mrs. Cioffi will post info on the website and nextdoor to seek volunteers. Management will advise that the Board is not interested at this time.

OLD BUSINESS

Pressure Regulators – Common area landscape irrigation – The Board reviewed the two proposals. It was confirmed by management that brass will be used. Motion to approve the proposal from South West Plumbing in the amount of \$12,650 made by Mrs. Redwine, seconded by Mr. Toogood, motion carried.

Pickle Ball – Mrs. Alston would like to bring back as it was previously tabled. She will ask Jane to re-tape and suggest she host a trial for owners to attend.

NEW BUSINESS

Liens (0) – None

Earthquake Insurance – The Board reviewed and discussed the proposal from LaBarre/Oksnee to provide earthquake insurance. The Board would like to ask further questions. Management will get another quote for full coverage at 32 million and ask about full coverage on rebuilding frame work. Management recommends having agent attend a meeting for questions. The current policies renew May 2017.

CORRESPONDENCE & OTHER

Ira Anderson – Thanked the Board for his plaque. No action needed.

MANAGEMENT REPORTS

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

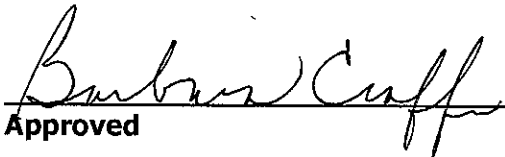
NEXT MEETING

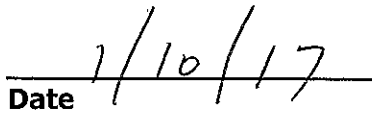
December 3, 2016 at 9:00am at the Clubhouse

ADJOURNMENT

With no further business to be brought before the Board at this time, the meeting was adjourned at 10:38am on a motion duly made and seconded.

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


Approved


Date