

**Villas de Las Flores HOA
BOARD OF DIRECTORS MEETING
DECEMBER 2, 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, December 2, 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

Charles Drayman, Bette Alston, Joan Redwine, Don Blackwell, John Toogood, Scott Gaudineer, Barbara Cioffi and Gail Beal.

ALSO PRESENT

Shelly Ruegsegger, CMCA, Senior Community Manager and Lettie Teran, Assistant Community Manager representing Personalized Property Management.

CALL TO ORDER

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

HOMEOWNER FORUM

Pool heating, Xmas decorations are nicely done at the clubhouse, landscape well kept, homeless people onsite and dryer vent cleaning.

ADDITIONS:

None

PRESIDENT REPORT

Mr. Gaudineer thanked the decorating committee for decorating the clubhouse and gave his president's report on the prior meetings executive business and Board positions.

APPROVAL OF MINUTES

The Board reviewed the October 28, 2017 minutes. *Motion to approve the October 28, 2107 minutes with corrections made by Mr. Toogood, seconded by Mr. Drayman, motion carried.*

FINANCIAL STATEMENTS

Mrs. Alston, Treasurer, gave her report to the Board for October 2017.

Motion to accept for filing the October 2017 financials as presented made by Mr. Drayman, seconded by Mr. Toogood, motion carried.

Morgan Stanley – No action

COMMITTEE REPORTS

Architectural & Maintenance Committee:

Light Poles – *Motion to approve the proposal from Mark Dees in the amount of \$2240 to paint all the light poles in a darker tan (same as carport posts) made by Mrs. Beal, seconded by Mrs. Redwine, motion carried.*

Storage Units – Motion to send a 90 day storage unit removal notice to the owners of the units, with the option of having a replacement storage unit (\$75) placed in their patio made by Mrs. Cioffi, seconded by Mr. Toogood, motion carried.

The Board has requested a prototype from Mark Dee's to shield AC units.

Landscape Committee – Pool 10 is done and looks great, reseeding is done and homeowner requested a number of missing plants and area drains were cleaned. Management to secure retainer wall proposals for the next meeting to consider for pool areas 8, 9 & 10.

Solar – Mr. Toogood gave his report on Solar, the Board agreed that he winter pool heating will, going forward, be initiated by the pool service contractor, John Ruiz, when the water temperature drops below 82 degrees to 85 degrees.

Solar Thermal – With the start up of the pool heating system, for the period 10/10 to 11/10, the panel system reduced the gas usage by 33% compared with the same period average for the years 2014 & 2015.

Solar Electric – We have received a solar electric proposal from Planet Solar for evaluation. The committee expects to have an analysis for the Board at the next meeting.

OLD BUSINESS

JSR/Laguna Falls Pools – Motion to approve the proposal from Laguna Falls in the amount of \$5,200 for bead blasting and chemical washing the pools and spas made by Mr. Toogood, seconded by Mrs. Cioffi, motion carried. Work to be done in April 2018.

Motion to approve the proposal from Laguna Falls in the amount of \$9,931 for electrical/micrsl. repairs made by Mr. Toogood, seconded by Mrs. Redwine, motion carried.

Spa Issues – Mrs. Cioffi and Management to research with DEH about locking spa gates.

Golf Cart Repair – Mr. Blackwell has advised the Board that the golf cart needs some repairs. Mr. Gaudineer to get in touch with someone he knows to assist with the repairs.

NEW BUSINESS

Liens (0) – None

Committee Appointment – Mrs. Beal has been appointed as Rules Committee chair.

CORRESPONDENCE & OTHER

2314 LP – Owner requested to have a tree removed from the common area that affects her patio. Denied.

MANAGEMENT REPORTS

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

NEXT MEETING

Boot Camp - January 6, 2018 - 9:00 a.m. at PPM

Regular Meeting - January 27, 2018 - 9:00 a.m. at the Clubhouse

ADJOURNMENT

With no further business to be brought before the Board at this time, the meeting was adjourned at 10:31 a.m. on a motion duly made and seconded.

**Respectfully submitted,
Lettie Teran
Assistant Community Manager
PPM**

Barbara Coffi

1.27.18

Approved

Date