

**Villas De Las Flores HOA
BOARD OF DIRECTORS MEETING
December 5, 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, December 5, 2015 at 12:45 pm at the Clubhouse. A quorum of Board members was present and business was conducted as is outlined herein.

DIRECTORS PRESENT:

Dave Batterman, Ira Andersen, Joan Redwine, Don Blackwell, Bette Alston, John Toogood, Charles Drayman, Barbara Cioffi & Sean McCormick

DIRECTORS ABSENT:

None

ALSO PRESENT:

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

CALL TO ORDER:

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

SETH – MONTEREY ENERGY

Seth was present and reported that changes have been completed at carport 2. He provided a new proposal and included the request from the Board to install flood lights. The proposal is apples to apples with the addition of flood lights. Mr. Toogood asked if the lights should be installed at an angle. Mr. Batterman noted that some carports are brighter than others. Seth stated the reason was due to flood lights. *Motion to approve the apples to apples proposal to include flood lights made by Mr. Drayman, seconded by Mr. Andersen, motion carried.*

Ray Clark 5811 LC – He walks at night and does not notice many lights. Mr. Batterman stated that the reason was because when the lights were originally installed they were reduced from 10 to 5 lights. The new proposal is for apples to apples.

HOMEOWNER FORUM

1. Karl Waldbauer - 5714 LC – Side walk lighting stays on until 8:30am.
2. Alan Gribnau – He believes that there are rats in the interior wall. Is this the HOA's responsibility? Management to find out and in the meantime Mr. Gribnau will get the pest control company out and seek reimbursement from the Board if need be.
3. Sterling Sander – He remembers in the past that rats were taken care of by the HOA.
4. Sally Sander – Commented that there is a previous owner that uses the gym.
5. Bill Harvey – Homeowners should leave information in their condo concerning the drought.

Presidents Report

Mr. Batterman gave his report on the last executive session held. He reported that items discussed were: collections, violations, litigation, contracts.

APPROVAL OF MINUTES

The Board reviewed the October 31, 2015 minutes as presented. Motion to approve the October 31, 2015 minutes with corrections made by Mr. Toogood, seconded by Mrs. Alston, motion carried.

FINANCIAL STATEMENTS

Treasurers Report - Mrs. Alston gave the financial report. She noted that Patrol Masters contract was not included in the original budget and gave a synopsis of costs on the landscape conversion thus far. Note: The full financial was given to the President and Treasurer. Motion to approve the October 2015 financial report as presented made by Mr. McCormick, seconded by Mrs. Redwine, motion carried.

Christmas Gifts – Mrs. Alston reported that the Board would like to give Christmas gifts this year same as last year's as follows: \$600 - Premier, \$200 - Ms. Ruegsegger and \$100 - Ms. Meza of PPM. Motion to approve made by Mr. Toogood, seconded by Mrs. Alston, motion carried.

COMMITTEE REPORTS

Architectural and Maintenance Committee – Mr. Andersen gave his report. The first fiber glass patio gate has been installed and he will have unit prices going forward. The men's restroom has been used plenty with the many contractors onsite.

Motion to approve the proposal from Steve Ellington Masonry to repair the wall in parking lot 5 made Mr. Andersen, seconded by Mr. Drayman, motion carried.

Mr. Andersen noted that many people have been using the equipment in the gym. Also, the door is being left open at night. It's believed that the damaged carpet was due to the heavy weights being dropped.

Motion to approve the proposal from Henry's glass to replace the window in the gym in the amount of \$684.72 made by Mr. Andersen, seconded by Mr. Drayman, motion carried. The Board discussed removing the heavy weights. Motion to approve removing the 50 pound weights and larger made by Mr. Toogood, seconded by Mr. Blackwell, motion carried.

Landscape Committee – Scott Gaudineer gave his presentation. He reported that he will be doing a walk through with Randy Purnel to take look of at Mr. Taylor's unit (5779 LC). He has asked Randy to give recommendations on this area. Mr. Toogood does not believe that Randy's tasks should be extended to doing inspection on other areas in the community besides Phase 1. Mr. Gaudineer stated that Randy has offered to do this for free. The Board is okay with Randy doing this as long as there is no charge. The HOA has been approved by DWA to over seed this year. Mr. Gaudineer stated that he has asked Premier what will need to be done to bring the common Bermuda grass to its fullest this year. He reminded that we have not met the reduction as of yet. He has asked for a proposal for a more effective mealy bug treatment. Mr. Toogood asked if the work will be completed by December 15th to meet the obligation with DWA to get the rebate. Mr. Batterman reported that the water bill has been reduced.

Welcome Committee – None

Solar Committee – None

OLD BUSINESS

Scalping / Seeding – DWA – Mrs. Cioffi asked why the request was initially denied twice prior to receiving approval. Mr. Gaudineer explained that this was due to the water schedule. Mrs. Alston stated that \$95,000 was spent on water last year. Mr. Batterman's opinion is that the community needs some color. His opinion is to not over seed this year but install flowers. If approved the Board has concerns with the watering schedule and if the flowers will survive. Dave – nay, Charles – nay, Sean – nay, John – yay, Don – nay, Joan – yay, Barbara – nay, Bette – nay, Ira – nay. No re-seeding this year. Motion to approve no over seeding for 2015 made by Mrs. Cioffi, seconded by Mr. Alston, 6 yay, 2 nay, motion carried.

Motion to approve installation of flowers made by Mrs. Alston, seconded by Mr. Toogood, 6 yay, 2 nay, motion carried. Mrs. Redwine would like the committee to get Premier's recommendation on the flower installation and come back to the Board with information.

Camera Guidelines – Final Approval – The Board discussed the camera guidelines that have been mailed out to the membership for a 30 day review and comment period. Motion to approve the camera guideline as submitted to be included as part of the architectural guidelines by Mr. Blackwell and approved by the Board made by Mr. Drayman, seconded by Mr. Redwine, motion carried.

NEW BUSINESS

Ramp / Concrete Clubhouse Proposal / Ernst (\$900.00) – Motion to approve the proposal made by Mr. Toogood, seconded by Mr. Blackwell, motion carried.

Flood Insurance – The Board reviewed informational correspondence pertaining to flood insurance. It is very expensive. The current coverage only includes accidental flood. Tabled

Landscape SQ Footage Proposals – Mr. Gaudineer gave a synopsis of the three proposals. There are 26 acres total of the property. Motion to approve the proposal from Randy Purnel to provide total square footage of the Villas property (\$1,500) made by Mr. Drayman, seconded by Mr. Toogood, motion carried.

Roof Maintenance January 2015 Proposal – Mrs. Alston has looked back into past invoices and their cost is in line with what was paid prior. Motion to approve the proposal from Western Pacific maintenance made by Mr. Toogood, seconded by Mr. Blackwell, motion carried.

HOA Website Proposal – Management provided a proposal from Community Association Publishing Servicing to host a web page for \$40 per month. The Board would like to have an informational web page and well as a business web page. Motion to approve the proposal by C.A.P.S. made by Mr. Drayman, seconded by Mrs. Redwine, motion carried.

MANAGEMENT REPORTS

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

Security Report – The Board reviewed the log. Patrol Maters has requested to park a second patrol car on the grounds. Motion to approve the second vehicle on the premises made by Mr. McCormick, seconded by Mr. Drayman, 7 yay, 1 nay (Toogood), motion carried. It was noted that three bikes have been stolen from locked patios.

ADJOURNMENT:

With no further business to be brought before the Board at this time, the meeting was adjourned at 11:11am on a motion duly made and seconded.

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

Approved

Date