

**Villas de Las Flores HOA
BOARD OF DIRECTORS MEETING
January 26, 2019
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, January 26, 2019 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, Charles Drayman, Joan Redwine, David Ranalli, Aaron Ashcraft , John Toogood and Barbara Cioffi

ABSENT

Bette Alston

ALSO PRESENT

Shelly Ruegsegger - Senior Community Manager representing Personalized Property Management.

CALL TO ORDER

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

ADDITIONS:

Regular Session – OB - Newsletter

Executive Session – None

HOMEOWNER FORUM

Harley Robertson, 5746 LC introduced himself.

Aaron Ashcraft commented on the bushes growing large and Joan Redwine commented on a truck parking in a handicap parking spot.

PRESIDENT REPORT

Mr. Gaudineer gave his report. Copy posted on the website.

APPROVAL OF MINUTES

The Board reviewed the December 8, 2018 minutes. *Motion to approve the December 8, 2018 minutes with corrections made by Mr. Toogood, seconded by Mr. Ashcraft, motion carried.*

FINANCIAL STATEMENTS

Mr. Gaudineer, in Mrs. Alston's absence gave the financial report through December to the Board. The board wanted to note the need to focus on drainage issues at condos and the stucco repairs during next year's budget planning. *Motion to accept the financials for November and December 2018 as submitted, made by Mr. Drayman, seconded by Redwine, motion carried.*

Morgan Stanley – No action at this time.

COMMITTEE REPORTS:

Architectural and Maintenance – Chairman, Barbara Cioffi

The board reviewed the paint list provided in the board packet. There was discussion on whether the board should continue to provide paint to the owners. Following discussion, it was decided to post the paint colors on the website and owners can get their own paint.

Front patio slab maintenance is the responsibility of the individual unit owner. There is an issue with sprinklers hitting the slabs and also the walkways up to them deteriorating. Following discussion, Mrs. Cioffi will walk with Mark Dees to make a list of all and Mr. Drayman will look into tile options.

Landscape Committee – Chairman, Charles Drayman

The Board discussed having Gary Hermanowski finish designing the remaining pools for desertscape at a not to exceed price of \$10,000.00, following discussion, *Motion made to approve made by Mrs. Redwine, seconded by Mr. Ranalli, motion carried.*

Next pools to be start in August and the Board is not sure which will be done at this time, it will be cost attributable.

The board reviewed the rebates for Pool 1, 2 and 9 and the smart controllers. No action.

The board reviewed the tree trimming estimate presented from Pro Landscape. Following discussion, *Motion made to accept the Pro Landscape estimate #1235 in the amount of \$30,520.00, made by Mr. Toogood, seconded by Mr. Drayman, motion carried.*

The board reviewed the grading estimate for 2241 LC presented from Pro Landscape. Following discussion, *Motion made to accept the Pro Landscape estimate #1239 in the amount of \$2,550.00, made by Mr. Drayman, seconded by Mr. Ranalli, motion carried.*

Solar Committee – Chairman, John Toogood

Solar – Mr. Toogood gave his report. Solar Thermal - There was a small leak last week and 6 panels were replaced. The Solar Company is diligent in recognizing issues and getting them covered under warranty. Solar Electric – RA Structural came and looked at the carports for their structural integrity for panels and measured their load capacity. Mr. Toogood stated that RA needs \$1500.00 to provide a written report to the Board. This report would be good for five years. Following discussion, *Motion made to not follow up on anymore work on this at this time made by Mrs. Cioffi, seconded by Mr. Drayman, 1-nay, motion carried.*

Mr. Toogood handed out a water summary with annual historical increases and asked that it be included with the minutes

CC&R'S/Bylaw Changes/Updates:

Mrs. Cioffi, and Mr. Gaudineer edits were given to Ms. Ruegsegger to be given to attorney to have ballot.

OLD BUSINESS

Homeowner Solar Policy – The document was sent out for the 30 day comment period with no comments from the owners, *Motion made to approve the policy as written and mailed to the owners made by Mr. Toogood, seconded by Mrs. Cioffi, motion carried.*

Liens - None

NEW BUSINESS

The board reviewed the annual cleaning of the clubhouse proposal submitted by Chores Etc. *Motion made to accept Chores Etc., estimate in the amount of \$550 for annual clubhouse cleaning of windows, carpets etc made by Mrs. Redwine, seconded by Ranalli, motion carried.*

CORRESPONDENCE & OTHER

Roy Barnett – Homeowner had an under slab leak repair done and was requesting reimbursement from the Board. *Motion made to approve the reimbursement of \$2,000.00 made by Mr. Toogood, seconded by Mr. Drayman, motion carried.*

MANAGEMENT REPORTS

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

NEXT MEETING

February 23, 2019, 9:00am at the Clubhouse

ADJOURNMENT

With no further business, the meeting was adjourned at 10:24 a.m.

**Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager – PPM**



2.23.19

Barbara Cioffi, Secretary

Date