

**Villas de Las Flores HOA
BOARD OF DIRECTORS MEETING
February 23, 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, February 23, 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, Aaron Ashcraft , John Toogood and Barbara Cioffi

ABSENT

Bette Alston & David Ranalli

ALSO PRESENT

Shelly Ruegsegger - Senior Community Manager representing Personalized Property Management.

CALL TO ORDER

President – Mr. Gaudineer called the meeting to order at 9:01 a.m.

ADDITIONS:

Regular Session – OB – Newsletter / Pool Furniture

Executive Session – None

HOMEOWNER FORUM

5803 LC – Discussed drain issue fixed. 2320 LC – Wanted to thank PPM for facilitating repairs for them same with 2338 LP.

PRESIDENT REPORT

Mr. Gaudineer summarized his report in the packet.

APPROVAL OF MINUTES

The Board reviewed the January 26, 2019 minutes. Motion to approve the January 26, 2019 minutes as presented made by Mr. Ashcraft, seconded by Mr. Toogood, motion carried.

FINANCIAL STATEMENTS

Mrs. Cioffi, in Mrs. Alston's absence gave the financial report for January 2019 to the Board. After Review, Motion to accept the financial for January 2019 as submitted by PPM, made by Mr. Toogood, seconded by Ms. Redwine, motion carried.

Morgan Stanley – Recommendation in the packet, no action at this time.

COMMITTEE REPORTS:

Architectural and Maintenance – Chairman, Barbara Cioffi

Mrs. Cioffi reported that she inspected walkways, slabs and all sidewalks. There are a few entry ways that are deteriorated and lifted. Mrs. Cioffi will review lifted sidewalks in the spring for areas that need grinding. Spreadsheet provided in the board packet on work needing to be

done along with two proposals provided by PPM of cost per square foot, to do concrete replacement. The board asked for a proposal from F&F construction for the areas noted on the spreadsheet. The board asked that he match the current concrete as close as possible.

Mrs. Cioffi discussed the money spent on solar panels so far for warranty work. Don't pay for parts but do pay for labor. The Board asked PPM to discuss this with the vendor.

The board reviewed the proposal submitted from W.I.C.R to repair the balcony at 5806 Los Coyotes. After review, Motion made to accept the proposal as submitted in the amount of \$9,442.00, made by Mr. Toogood, seconded by Mr. Drayman, motion carried. In the meantime, Ms. Ruegsegger has asked the owner not to use the balcony.

Mrs. Cioffi advised PPM on where to get owner light fixtures. PPM will note in their system for future owner inquiries. Old information goes back to 2012 and apparently the item number is not available any longer.

Landscape Committee – Chairman, Charles Drayman

Mr. Drayman reported that some grading repairs and tree trimming will take place next week. The area near Pool 7 where there are grading issues is being worked on with Mr. Hermanowski and Pro landscape. Should have further information at the next meeting.

Solar Committee – Chairman, John Toogood

No discussion/action at this time.

Mr. Toogood brought up water data/usage to date and feels the Board should form a task force to determine future course of action to try to minimize water usage under best practices. The Board said he can organize and it should include Mr. Drayman, Mrs. Redwine and Gary Hermanowski.

CC&R'S/Bylaw Changes/Updates:

No discussion/action at this time. Current documents and suggested changes are at the attorney's office for review.

OLD BUSINESS

Liens – None

Slurry Streets – The slurry of the streets do not need to be done for another 2 years per the Board. The Board may work on obtaining costs to grind down, tear out re-do the parking lots.

Pool Furniture – Mr. Gaudineer stated that pool 8 is missing some furniture and pool 11 has too much. Suspect owners are moving it. He will move some to pool 8 after the meeting.

NEW BUSINESS

2019-2020 Draft Budget – Reviewed and the Board was advised by Ms. Ruegsegger to send any comments to Bette for inclusion if need be. Mr. Toogood would like to see an increase in the water line item.

CORRESPONDENCE & OTHER

Sterling Sander – In October Mark Dees was contacted to fix his front door. Between then and now they have had constant problems entering and exiting and called another company out to fix what they believe was a direct result of Mark Dee's not doing the job correctly. They were requesting reimbursement of \$130.61 for that work. After discussion, *Motion made to approve the reimbursement made by Mr. Redwine, seconded by Mr. Toogood, motion carried.*

Joan Redwine – Mrs. Redwine requested reimbursement for damage in her front bedroom due to water intrusion (per Mrs. Redwine, this has happened before) which she believes was a result of the grading of the landscape bed in front of her condo. The issue had been repaired as of this meeting. After discussion, it was decided to table for 30 days; the board needs to be careful about setting a precedent. Will be discussed at a future meeting.

MANAGEMENT REPORTS

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

Article provided to the Board from PPM titled "Good Directors run Efficient Meetings". Just for review, no action.

NEXT MEETING

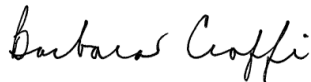
March 30, 2019, 9:00am at the Clubhouse

April 6, 2019, 9:00am at the Clubhouse – Annual Meeting

ADJOURNMENT

With no further business, the meeting was adjourned at 10:22 a.m.

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



3/30/19

Barbara Cioffi, Secretary

Date