

**Villas de Las Flores HOA
BOARD OF DIRECTORS MEETING
APRIL 27, 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, April 27, 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, John Toogood, Tom Butts, Barbara Cioffi, Charles Drayman, Aaron Ashcraft & David Ranalli

ABSENT

Judith Sweeney

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 – Bees
Executive Session – None

HOMEOWNER FORUM

There was discussion on the landscaping at 5813 LC, landscaping looking good and the green clubhouse doors are nice.

PRESIDENT REPORT

Mr. Gaudineer summarized his report in the packet.

APPROVAL OF MINUTES

The Board reviewed the March 30, 2019 minutes. Motion to approve the March 30, 2019 minutes as presented made by Mr. Toogood, seconded by Mr. Ashcraft, motion carried.

FINANCIAL STATEMENTS

Mrs. Alston gave the financial report for Mr. Butts for March 2019 to the Board. After Review, Motion to accept the financial for March 2019 as submitted by PPM made by Mr. Toogood, seconded by Mr. Butts, motion carried.

Morgan Stanley – No action at this time.

COMMITTEE REPORTS:

Architectural and Maintenance – Chairman, Barbara Cioffi

Door Locks – Mrs. Cioffi advised the Board there are more digital locks and ring doorbells popping up in the complex. There are front doors that face each other and 30 feet out is the picture view on the camera. She thinks owners need an architectural application for these. Also is there an obligation to inform owners about these? Ms. Ruegsegger to check. It may be a

good idea to fill out an architectural application and have the applicant notify the affected owners. Rules Committee - next walk to note ring doorbells and possibly coded front door locks and send letters with an architectural application included.

Landscape Committee – Chairman, Charles Drayman

Mr. Drayman advised the board the pool designs have come in and they are still working on the getting the proposed costs down on Pool 7 & 8 to be under \$200,000. Walk scheduled with the residents today.

After discussion of proposals presented:

Motion to approve estimate #2663 from Pro Landscaping in the amount of \$4160 (NTE) for summer flowers and to not do all areas (Charles to direct) made by Mr. Toogood, seconded by Mr. Drayman.

Motion made to approve estimate #1325 from Pro Landscaping in the amount of \$5790 for the annual palm tree trimming made by Mr. Toogood, seconded by Mr. Butts, motion carried.

CC&R'S/Bylaw Changes

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

Water Task Force

Mr. Toogood wants to see the following three recommendations put in place: Mr. Drayman has talked to Pro about water reduction by 10%. 1). Consider eliminating the noon watering; per Mr. Drayman plants need water with the sun. 2). Separate valves from turf and shrubs, two areas already done. Pool 1, 2, 9 & 10 need to get proposals. Complete Pool 7 & 8 before design is done and 3). Limit plantings in new desertscape areas. This to be discussed with Gary.

Solar – Chairman, John Toogood – Turn heaters off to the pools. Pools are usually kept at 85 with the solar on. All should be turned off May 1st.

OLD BUSINESS

Liens – None

Newsletter – Mrs. Cioffi would like to see a newsletter sent out with articles from the board members submitted to her no later than 5/15/19.

2020 Draft Reserve Study – After review, Motion to accept the 2020 Reserve Study with the note that tree trimming was added this year, made by Mr. Toogood, seconded by Mrs. Cioffi, motion carried.

NEW BUSINESS

Bulletin Boards – There was a discussion on the various areas to install bulletin boards but only recommending three. Mrs. Ruegsegger to work on with Mr. Gaudineer for recommendations to the Board.

19-20 Insurance Renewal – After review, Motion made to accept the 2019-2020 insurance renewal submitted by Labarre-Oksnee made by Mr. Toogood, seconded by Mr. Drayman, motion carried.

Bees – Killer Bee Removal does not destroy bees or hives, they take them away. Mrs. Cioffi would like the board to be aware of the exorbitant cost of \$2000 every time this occurs. No action at this time.

CORRESPONDENCE & OTHER

Owner correspondence – None.

MANAGEMENT REPORTS

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

NEXT MEETING

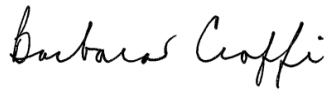
The board discussed having a Board Boot Camp as offered free of charge by PPM at the clubhouse this summer. Ms. Ruegsegger will organize.

June 1, 2019, 9:00am at the Clubhouse

ADJOURNMENT

With no further business, the meeting was adjourned at 9:58 a.m.

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



6.1.19

Barbara Cioffi, Secretary

Date