

**Villas de Las Flores HOA
BOARD OF DIRECTORS MEETING
JUNE 29, 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, June 29, 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, Charles Drayman, Aaron Ashcraft, Bette Alston & David Ranalli. Judith Sweeney joined the meeting via telephone at 9:26 am.

ABSENT

Barbara Cioffi and Tom Butts

ALSO PRESENT

Shelly Ruegsegger - Senior Community Manager representing Personalized Property Management.

CALL TO ORDER

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

ADDITIONS:

Regular Session – Old Business - AC unit at the clubhouse & change the water task force committee to utilities committee.

HOMEOWNER FORUM

Mr. John Rickert – 2338 Los Patos – New owner who has been coming to Villas for 10 as a renter and decided to purchase. Nicest condo HOA he has come across. He had questions on recycling and solar for car charging. He asked about being on the board and offered his assistance if need be.

PRESIDENT REPORT

Mr. Gaudineer reported on the Pool 7 & 8 renovation contracts that were approved at the last executive meeting.

APPROVAL OF MINUTES

The Board reviewed the June 1, 2019 minutes. Motion to approve the June 1, 2019 minutes as corrected made by Mr. Toogood, seconded by Mrs. Alston, motion carried.

FINANCIAL STATEMENTS

Mrs. Alston gave the financial report for May 2019. Ms. Ruegsegger is emailing the financials with the GL report to the board now, with a summary in the packet. After Review, Motion to accept the financial for May 2019 as submitted by PPM for filing made by Mr. Toogood, seconded by Mr. Ashcraft, motion carried.

Morgan Stanley – Motion made to roll over \$50,000 to a 36 month CD made by Mr. Toogood, seconded by Mr. Ranalli, motion carried.

Mrs. Alston noted that in September 2019, there will be a CD's maturing for \$100,000. It was recommended at that time to purchase two CD's for \$50,000 each maturing on said date in 2021 & 2022. PPM to do then Board can ratify at the September meeting.

COMMITTEE REPORTS:

Architectural and Maintenance – Chairman, Barbara Cioffi

Pool Furniture Repair – The board discussed the need to make repairs and do away with the color coding of furniture for each pool. It's become cumbersome as people move furniture around to the different pools. Ms. Ruegsegger recommended they choose one color for the pool furniture. Mr. Drayman recommends two colors. Ms. Ruegsegger and Mrs. Cioffi to choose the colors. After discussion, *Motion to approve one color of strapping on the pool furniture made by Mr. Toogood, seconded by Mrs. Alston, motion failed with two (2) yay (4) nay. Motion made to use two colors of strapping for the pool furniture made by Mr. Drayman, seconded by Mr. Ranalli, motion passed with (6) yay (1) nay.*

Maintenance Inspection – Mrs. Alston added Mr. Ashcraft's gate frame to Mrs. Cioffi's maintenance schedule for Mark Dees. Per Mrs. Cioffi, the carport post's need paint/repair also stucco walls behind carports need power washing. Mr. Gaudineer discussed getting inventory of carport repairs. Mrs. Cioffi will do an inspection with Mark Dees and come back to the board. Stucco power washing, per the board not doing at this time.

Landscape Committee – Chairman, Charles Drayman

Mr. Drayman advised the board the palm tree trimming has been completed. The annuals have been installed but some are dying. Grading projects are done. Pool 7 & 8 begin in August 2019. DWA rebates still on-going, \$20,000 a year cap on them and the HOA has already been given rebates for this calendar year.

Estimate 1334 Pro Landscape - \$10,935.86 to install flow well & drains at 5772 LC. After discussion, *Motion made to approve estimate 1334 made by Mr. Drayman, seconded by Mr. Ashcraft, motion passed with (6) yay (1) nay.*

CC&R'S/Bylaw Changes

Current CC&R's and the suggested changes from the board members are at the attorney's office for review by her.

The board has received the new draft Bylaws and Mr. Gaudineer would like to see comments on the draft Bylaws sent to Ms. Ruegsegger before the September meeting.

Utilities Committee – Chairman, John Toogood

Mr. Toogood advised all water will be increasing 10% and handed out a DWA required watering schedule for shrubs and turf. He does not think the coordination with Pro Landscape is accurate. Ms. Ruegsegger to follow up with Pro and confirm they are following the DWA water requirements. Mr. Gaudineer asked if watering can be cut by 10%. Mrs. Sweeny asked about removing some hedges now before the renovation as they use a lot of water. Mr. Drayman stated that can be considered.

Solar – Chairman, John Toogood

Mr. Toogood thinks the HOA can run the solar during the season without the heaters. Possibly something to look into.

OLD BUSINESS

Liens – None

AC Compressor – Motion to approve \$561 to have Preferred Air fix the leaking motor in the condensing unit made by Mr. Toogood, seconded by Mr. Drayman, motion carried.

NEW BUSINESS

Condo Map Sign at the Clubhouse – Motion made to approve an aluminum map location sign at a cost of \$200 made by Mr. Ashcraft, seconded by Mrs. Alston, motion carried.

18-19 Financial Review & Tax Returns – Motion made to accept Beck & Company's proposal for \$1250 to complete the 2018-2019 Financial Review and Tax Returns made by Mr. Toogood, seconded by Mrs. Alston, motion carried.

CORRESPONDENCE & OTHER

Roof Reports – Ms. Ruegsegger to do a report for the board on suggested repairs from the recent maintenance sheets done by RAM Roofing.

5559 LC – Requesting plants to cover water softener. Mr. Drayman will look into it.

Ms. Ruegsegger advised the routine fire department inspection of the property was done and there were no issues reported. Letter in the packet.

MANAGEMENT REPORTS

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

NEXT MEETING

Board Boot Camp with PPM – July 20, 2019, 10:00 at the Clubhouse

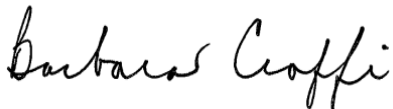
Dark July & August

September 28, 2019, 9:00am at the Clubhouse

ADJOURNMENT

With no further business, the meeting was adjourned at 10:33 a.m.

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



9.28.19

Barbara Cioffi, Secretary

Date