

**Villas de Las Flores HOA
BOARD OF DIRECTORS MEETING
DECEMBER 21, 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, December 21, 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, David Ranalli, John Toogood, Charles Drayman, Aaron Ashcraft, Bette Alston and Barbara Cioffi

DIRECTORS ABSENT

Judith Sweeney

ALSO PRESENT

Shelly Ruegsegger - Senior Community Manager representing Personalized Property Management

CALL TO ORDER

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

HOMEOWNER FORUM

David Ranalli – Parking lot 2 solar is dripping on him once again. Mr. Toogood will turn it off after the meeting. There was a proposal in the packet from Suntrek Industries to review every carport system for repair at a cost of \$350.00 per area. The board would like Ms. Ruegsegger to acquire a proposal for replacement of the system.

PRESIDENT REPORT

Mr. Gaudineer stated that his report is in the packet and will be posted on the website.

APPROVAL OF MINUTES

The Board reviewed the October 26, 2019 regular meeting minutes. *Motion to approve the October 26, 2019 minutes as corrected made by Mr. Toogood, seconded by Mr. Drayman, motion carried.*

The Board reviewed the November 9, 2019 regular meeting minutes. *Motion to approve the November 9, 2019 minutes as presented made by Mr. Toogood, seconded by Mr. Ranalli, motion carried.*

FINANCIAL STATEMENTS

Mrs. Alston gave the financial report for October/November 2019. Ms. Ruegsegger emailed the financials with the GL report to the board prior to the meeting. After review, *Motion to accept the financials for October and November 2019 as submitted by PPM for filing made by Mr. Toogood, seconded by Mr. Alston, motion carried.*

There was discussion on reserve spending and being proactive on organizing projects for the future. The finance committee will work on this and report to the board.

Morgan Stanley – Discussion on a CD maturing February 2020, no action taken at this time.

COMMITTEE REPORTS:

Architectural and Maintenance – Chairman, Barbara Cioffi

No report at this time, there is an inspection in January.

Landscape Committee – Chairman, Charles Drayman

Mr. Drayman gave a summary of the landscape report. There have been over 100 plants stolen. The board has put patrolled security in place until the 7 & 8 pool landscape projects are complete. Ms. Ruegsegger said this is happening all over the valley to HOA's and a police report was filed.

Rules Committee – Chairman, Aaron Ashcraft – Mr. Ashcraft explained the walk thru process and they are currently scheduled the 3rd Wednesday of every other month with the committee and Caren Oliva from PPM. The violation log is in the executive packet for board review.

Utilities Committee – Chairman, John Toogood

None

CC&R'S/Bylaw Changes

CC&R's/Bylaws are under review by the HOA attorney. Mr. Gaudineer talked to Gen Wangler and once the changes are implemented in the documents from the November regular meeting, the 2nd draft will be sent to the board.

OLD BUSINESS

Liens – *Motion to approve authorization of a lien on APN #681-390-017, made by Mrs. Cioffi, seconded by Mrs. Alston, motion carried.*

Roof Repairs – RAM Roofing provided a proposal to do repairs as needed and sunscreen on roofs with issues from the early 2019 roof maintenance reports. No action at this time as the board would like the finance committee to review and implement into their reserve spending calendar for board review at a later date.

Street Survey Proposals – The board reviewed three proposals received. After discussion, *Motion made to accept Earth Systems proposal to provide a pavement evaluation for \$7,870, made by Mr. Toogood, seconded by Mr. Drayman, motion carried.*

NEW BUSINESS

Draft Election Rules – The board reviewed correspondence from the HOA attorney regarding SB323 and the need to approve four parameters for the new 2020 election rules. The board has agreed to approve all four. Draft election rules will be posted on the website, at the clubhouse and emailed out to the owners for the 28 day comment period prior to final approval and publishing. The annual meeting date will be pushed out to May 2, 2020 due to having to follow SB323 time frames.

Security – There was discussion on the recent theft of a pool pump and over 100 plants. There is a feeling of the need for some form of security, pool locks, gates, etc. After discussion, *Motion to approve a not to exceed price of \$6500 for Patrol Masters, made by Mrs. Cioffi, seconded by Mr. Drayman, motion carried.*

The board discussed security more in depth. It was suggested to re-open the discussion about gates and get pricing on that. Also, cameras at the entrance to see license plates and perhaps at the pools. Possibly patrol again and prickly landscaping on the exterior as a deterrent. Ms. Ruegsegger to work on 1) Gate price, 2) Cameras, DVR, housing for the entrance median to capture license plates and, 3) Cameras for the pools. Ms. Ruegsegger mentioned that the board should know that #2 & #3 above will most likely only be for capturing an incident after it happens for the police, this is not security.

Mr. Toogood brought up the discussion of having a plaque made and placed at the clubhouse for Ira Anderson, a long time board member. The board was not in favor at this time. Mr. Toogood made a motion and it died for lack of a second.

CORRESPONDENCE & OTHER

The board reviewed correspondence from Mr. Fox requesting removal of a tree that drops debris over his patio. The request was denied.

PPM placed an article in the packet for board review, regarding a new law that dictates every few years there is a need to have the balconies inspected by a specialist.

MANAGEMENT REPORTS

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

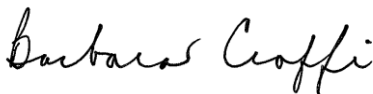
NEXT MEETING

January 25, 2020, 9:00 am @ the Clubhouse.

ADJOURNMENT

With no further business, the meeting was adjourned at 10:25 a.m.

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



1.27.20

Barbara Cioffi, Secretary

Date