

**Villas de Las Flores HOA  
BOARD OF DIRECTORS MEETING  
FEBRUARY 29, 2020  
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 29, 2020 at 9:00 a.m. at the Clubhouse in Palms Springs, CA. 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. and asked if there were any agenda items to add. Being none, the meeting moved forward.

**HOMEOWNER FORUM**

Mr. Gaudineer acknowledged John Finn who was present at the meeting. He stated that Mr. Finn will be 100 years old this summer and is a World War 2 Vet. Mr. Finn talked about his past experiences and the board thanked him for his service.

2235 LP – Would like to see pops of color on front doors. The owner picked 3 colors and gave them to the board to give to the architectural committee as examples. They were given to Ms. Cioffi.

2101 LP – Last time the survey was done for new front gates, it was confusing.

2024 LP – Would like to see a colon cancer fund started if it's possible. Front yard's have a lot of ant hills that need to be treated. Owner patrols the tennis courts and closes the gates when they are left open. He is also concerned about speeding in the community and perhaps the board can discuss speed bumps again. Also, recommended reminding owners in the newsletter about the rules for renters. He felt the website could use an upgrade. He is going to put his political sign up in front of his condo. Ms. Ruegsegger stated this is allowed.

2338 LP – Spa clubhouse trash cans are never emptied. Ms. Ruegsegger will handle with Pro Landscaping as they are to be doing this. Also, the motion light at the clubhouse spa is not working correctly. The sensor needs to stay on longer when the light comes on. Owner asked about minutes and if they are on the website also, the map that was in the clubhouse windows is not there after the window washing was done. Owner would like to see the financial monthly. Ms. Ruegsegger advised to email her around the 20<sup>th</sup> of the following month and she will send. He wants to know if the board ever did a cost analysis of the conversion project before it was started. Also there is a broken sprinkler at the corner of LP & LC. Ms. Ruegsegger

advised that Mark See at PPM can do work orders right away for owners if you email him. She will take care of it today however.

### **PRESIDENT REPORT**

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

### **APPROVAL OF MINUTES**

The Board reviewed the January 25, 2020 regular meeting minutes. *Motion to approve the January 25, 2020 minutes with corrections made by Mrs. Alston, seconded by Mrs. Cioffi, motion carried.*

### **FINANCIAL STATEMENTS**

Mrs. Alston gave the financial report for January 2020. Ms. Ruegsegger emailed the financials with the GL report to the board prior to the meeting. After review and discussion, *Motion to accept for filing, the financials for January 2020 as submitted by PPM made by Mr. Toogood, seconded by Mrs. Cioffi, motion carried.*

Mrs. Alston handed out a draft budget for the board to review and get back to her for comments and subsequent approval at the March meeting.

Morgan Stanley – No Recommendations at this time.

### **COMMITTEE REPORTS:**

#### **Architectural and Maintenance – Chairman, Barbara Cioffi**

Mrs. Cioffi reported the committee met in February – they looked at wall separation and curb issues. All repairs, unless emergencies are on hold until after the next fiscal year which starts July 1, 2020.

#### **Landscape Committee – Chairman, Charles Drayman**

Mr. Drayman gave a summary of the landscape report in the packet and items completed to date. He asked for approval of the following:

1. Estimate 1472 - Pro Landscape - \$7,865 to treat the citrus trees for insects. Gary Hermanowski, the HOA landscape consultant will flag just the trees that need treatment. The result from that is the cost may be less due to his recommendation. After discussion, *Motion to approve estimate #1472 as stated above made by Mrs. Alston, seconded by Mr. Ranalli, motion carried.*

#### **Rules Committee – Chairman, Aaron Ashcraft**

The violation log is in the executive packet for board review. Per Mr. Ashcraft, the committee walks the property once every 60 days, than PPM sends out violation letters accordingly.

#### **Utilities Committee – Chairman, John Toogood**

The gas usage has been higher than anticipated for the past several months, based on the pools temperature being set at 83 degrees. An inspection of the solar thermal panel systems earlier this month, showed seven of the eleven solar/carports are shut down. The control boxes have locks on them but six of the eleven are not operable. Mr. Toogood stated that the pool contractor should be reporting issues to PPM. Ms. Ruegsegger said it's not in their contract for them to do that.

Suntrek Solar/Carport Solar – The board discussed whether they should: 1) do an assessment on all panels for repair costs or 2) shut down all together and remove or 3) give Suntrek an open ended budget to repair all and get new panels under warranty from the manufacturer or 4) replace the entire system for \$70,000. After discussion, Motion to get study done to evaluate panels, not to exceed \$4,000, made by Mrs. Alston, seconded by Mr. Ranalli, motion passed with 6 in favor and 1 opposed.

The board asked PPM to see if Suntrek can get defective panels replaced that are under warranty by the manufacturer as there is a 12 year warranty. It was suggested to have Suntrek fix the existing issues now.

### **CC&R'S/Bylaw Changes**

CC&R's/Bylaws – Mr. Toogood submitted some corrections and all were ok with them. The documents do not require a 30 day comment to the owners but the board will get them out right away for review as they will be on the 2020 annual ballot for approval.

### **OLD BUSINESS**

Liens – Motion to approve authorization of a lien on APN #681-450-006, made by Mr. Drayman, seconded by Mrs. Alston, motion carried.

Street Report / Existing Asphalt Conditions by Earth Systems – Mr. Gaudineer stated the report was very good and he didn't think any street work is necessary now but the report is a good tool going forward. No action.

Roof Maintenance Reports was given to the board as a hand out. No action.

Security – Plants were stolen at a value of \$3,300, security costs are at \$6,900. The board is practicing reactive solutions instead of permanent solutions. Need to find a permanent solution. Most thefts are drive-ins but can't be certain on the plants. Perhaps obtain a security consultant to give an unbiased opinion. Mr. Gaudineer will work with Ms. Ruegsegger to gather more information.

### **NEW BUSINESS**

2020/2021 Reserve Study – After review and discussion, Motion to approve the 2020-2021 Reserve Study proposal for \$1500 (level 2 study) as submitted by SCT Reserve Consultant, made by Mr. Toogood, seconded by Mrs. Alston, motion carried.

### **CORRESPONDENCE & OTHER**

The board reviewed correspondence and tabled at this time, to review.

### **MANAGEMENT REPORTS**

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

### **NEXT MEETING**

March 28, 2020, 9:00 am @ the Clubhouse (canceled due to COVID)

Annual Meeting – May 16, 2020 and Regular session afterward (canceled due to COVID)

**ADJOURNMENT**

With no further business, the meeting was adjourned at 11:06 a.m.

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

*Barbara Cioffi*

**5.30.20**

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**Barbara Cioffi, Secretary**

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**Date**