

**Villas de Las Flores HOA
BOARD OF DIRECTORS MEETING
June 27, 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, June 27, 2020 at 9:00 a.m. via conference call in Cathedral City, 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

ALSO PRESENT

Shelly Ruegsegger – Sr. Community Manager | Personalized Property Management
15 Homeowners
Mr. Gaudineer left at 9:30 a.m.

CALL TO ORDER

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

AGENDA ADDITIONS

Add vacant board seats to the September 2020 meeting agenda.

HOMEOWNER FORUM

Items discussed were as follows: homeowner thanked the Board for all the work they do.

PRESIDENTS REPORT

Report included in Board packet.

APPROVAL OF MINUTES

The board reviewed the May 30, 2020 regular meeting minutes. *Motion to approve the May 30, 2020 regular meeting minutes as presented made by Mr. Toogood, seconded by Mr. Drayman, motion carried.*

FINANCIAL STATEMENTS

Financial Report - Mrs. Alston gave the financial report for May 2020.

May 2020 Financials - After review and discussion, *Motion to accept for filing the financials for May 2020 as submitted by PPM made by Mr. Drayman, seconded by Mr. Ashcraft, motion carried.* The full financials with the GL report was emailed to the Board prior to the meeting.

Morgan Stanley – Discussed, no action at this time.

COMMITTEE REPORTS

Architectural and Maintenance – Chairman, Barbara Cioffi: discussion on pool gate locks –Based on homeowner feedback regarding pool usage by people from outside the complex, the committee recommends that pool gates be locked using the same key as our other locked facilities.. Examples in the packet of other HOA's close by. With the small spa, perhaps a taller gate and wrought iron on the top of the wall around the spa would be beneficial. Ms. Ruegsegger to get bids.

Painting of Pool Posts – Proposals were provided from Mark Dees and Jon Foster. Motion to ask Mark Dees to do at same cost as Foster’s proposal made by Mr. Toogood, seconded by Ms. Cioffi, motion carried.

Discussion on stucco and concrete work – F&F Construction provided a proposal totaling \$4,250.00. Mark Dees did not provide a proposal for this. No action taken; this project can commence later in the fall per the board.

Landscape – Chairman, Charles Drayman: Pool 4 is complete, palm trees have been trimmed, and annual flowers have been planted. The Board would like to refrain from additional landscape conversion work for the remainder of the year. Ms. Ruegsegger reported that PPM has received the \$22,000 rebate for the pool 4 conversion from DWA, totaling \$94,000 in rebates for all pool conversion work to date.

Rules Committee – Chairman, Aaron Ashcraft: The committee to go out every 60 days to evaluate new and current violations for updates to PPM.

Utilities Committee – Chairman, John Toogood: discussed the recommendation of Suntrek and the removal of the solar from the carports.

OLD BUSINESS

Liens (0)

NEW BUSINESS None

COMMUNICATION Reviewed, no action.

MANAGEMENT REPORT

PPM Call and Work Order Log – Reviewed, no action.

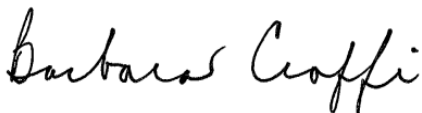
NEXT MEETING

Annual Meeting – September 26, 2020 at 9:00 AM Via Zoom

ADJOURNMENT

With no further business, the meeting was adjourned at 9:44 a.m.

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



9.26.20

Barbara Cioffi, Secretary

Date