

**Villas de Las Flores HOA
BOARD OF DIRECTORS MEETING
September 26, 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, September 26, 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, Aaron Ashcraft, Bette Alston, Barbara Cioffi and Charles Drayman.

ALSO PRESENT

Shelly Ruegsegger – Sr. Community Manager | Personalized Property Management
9 Homeowners

CALL TO ORDER

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

HOMEOWNER FORUM

The following items were discussed: introductions, budgeting issues, strategic planning ideas, people not finding addresses, and explanation of reserve funds.

PRESIDENTS REPORT

Mr. Gaudineer reported that he will continue to communicate with the owners regarding the HOA.

APPROVAL OF MINUTES

The Board reviewed the June 27, 2020 & August 10, 2020 regular meeting minutes. *Motion to approve the June 27, 2020 minutes as presented made by Mr. Toogood, seconded by Mrs. Alston, motion carried. Motion to approve the August 10, 2020 minutes as presented made by Mr. Toogood, seconded by Mrs. Cioffi, motion carried.*

FINANCIAL STATEMENTS

Financial Report – Mrs. Alston gave the financial report as of August 2020.

June, July, & August 2020 Financials – After review and discussion, *Motion to accept for filing the financials for June, July, and August 2020 as submitted by PPM made by Mr. Toogood, seconded by Mr. Ranalli, motion carried.*

Morgan Stanley – Discussed, no action at this time.

2021 Draft Budget – Mrs. Alston discussed a 4% increase from Pro Landscape for 2021. After discussion, budget tabled for next meeting.

COMMITTEE REPORTS

Architectural & Maintenance –

- a) Discussion on leak detections: Owners should contact Management if they think they have a water leak originating under slab. HOA is responsible to cover this if the leak is

found to be under slab. If not the leak detection bill needs to be billed to the owner of the condo.

- b) Discussion on potential planning engineering assessment to be done on all homeowner balconies in the future.
- c) Management to obtain bids for locking pool gates.
- d) Gym Re-Opening – the gym has been closed since spring, Board would like to see it re-open with 1 individual at a time or 3 to a household and put in hand sanitizer dispensers - Motion to approve made by Mrs. Cioffi, seconded by Mrs. Alston, 4-yes, 3-no, motion carried.
- e) Tennis Court Trash Cans/Ball Holders – Motion to approve Mark Dees to install 4 trash cans/ball holders at the tennis courts not to exceed \$300 made by Mrs. Cioffi, seconded by Mrs. Alston, motion carried.
- f) Replacement of Faded Pool Sign Pool 11 – Motion to approve installing the sign at pool 11 made by Mrs. Alston, seconded by Mr. Drayman, motion carried.

Landscape – Mr. Drayman gave a report on the landscaping in the community. Voting on the discussed proposals as follows:

- a) Estimate #1579 for Nutsedge Treatment – Motion to approve estimate #1579 for \$1,650.00 made by Mrs. Alston, seconded by Mr. Drayman, motion carried.
- b) Estimate #1578 for rock to go over drains & extra fertilizing treatment for plants – Motion to approve estimate #1578 at \$300.00 made by Mrs. Alston, seconded by Mr. Drayman, motion carried.
- c) Estimate #1577 for Summer Plant Replacement (to be completed at the end of November) – Motion to approve estimate #1577 at \$2,514.00 made by Mrs. Cioffi, seconded by Mrs. Alston, motion carried. Pro Landscape will honor their warranties for plants at pools 4, 7, and 8 valued at \$3,450.00.
- d) Estimate #1576 for tree removal and replacement – Motion to approve estimate #1576 at \$2,220.00 made by Mr. Ashcraft, seconded by Mr. Drayman, 1 abstain, motion carried.
- e) Estimate #1583 for winter rye seed – After discussion, Motion to approve estimate #1583 at \$4,017.00 made by Mrs. Alston, seconded by Mr. Drayman, motion carried.
- f) Estimate #1584 for winter annual flowers – Motion to approve estimate #1584 at \$2,919.00 made by Mr. Ashcraft, seconded by Mrs. Alston, motion carried.
- g) Reinstate Gary Hermanowski as HOA Landscape Maintenance Representative – After discussion, tabled.

Rules – Mr. Ashcraft's discussion to take place in executive session.

Utilities – water usage increases have been seen over the last few months partly due to minor water leaks around the property. Management to continue to monitor water usage with Pro Landscaping, the Board and Committee.

OLD BUSINESS

Liens (2) – Motion to approve the following liens made by Mrs. Cioffi, seconded by Mrs. Alston, motion carried.

APN: 681-450-019 & APN: 681-450-006

Pool Heating – Mr. Toogood asked the discussion to occur next month. Mrs. Cioffi suggested that as in prior years, the pool heating begin in October, mid month. Motion to approve the pool

heating to commence October 9th, 2020 to 83 degrees made by Mrs. Cioffi, seconded by Mr. Ranalli, motion carried.

NEW BUSINESS

Strategic Planning Meeting – scheduled for October 17, 2020 at 9:00 a.m.

MANAGEMENT REPORTS

PPM Call & Work Order Logs - Reviewed, no action.

NEXT MEETING DATES

December 5, 2020 at 9:00 AM – Regular Meeting

January 31, 2021 at 9:00 AM – Regular Meeting

ADJOURNMENT

With no further business, the meeting was adjourned at 10:54 a.m.

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



10.31.20

Barbara Cioffi, Secretary

Date