

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING
October 17, 2020 via Zoom | Strategic Planning Minutes

Upon notice duly given, a regular meeting of the Board of Directors of Villas de Las Flores Homeowners Association was held on Saturday, October 17, 2020 at 9:05 a.m. via conference call. 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, Kleev Guessford, Bill McMillan and Charles Drayman

ALSO PRESENT

Shelly Ruegsegger - Senior Community Manager representing Personalized Property Management and approximately 15 or so Homeowners

- 1. CALL TO ORDER – 9:05am**
- 2. BUDGET DISCUSSION – 2021 – Scott Gaudineer**
Mr. Gaudineer explained how the operating and reserve budgets work.
- 3. STRATEGIC PLANNING / DISCUSSION – Board**
The Board discussed the list of reserve items to prioritize and the proposals provided by PPM. There was a lengthy discussion on the project and the year that the Board would repair/replace the specific item along with which projects would be deferred. Ms. Ruegsegger to put together the spreadsheet with each project listed and the year to complete for the Board.
- 4. OTHER DISCUSSION / INFORMATION - None**
- 5. HOMEOWNER FORUM –** Items discussed were the budgeted amount to be spent on these projects annually, how much has been saved on the landscape conversions, how much revenue do the monthly assessments generate, how do dead plants get replaced, Los Santos water meter usage is high and would like the entry gates done in the future.
- 6. ADJOURN – 10:55am**

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

Barbara Cioffi

10.31.20

Barbara Cioffi, Secretary

Date