

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING

December 5, 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, December 5, 2020 at 9:00 a.m. via Zoom Video conferencing in Cathedral City, CA. A quorum of Board members was present and business was conducted as is outlined herein.

DIRECTORS PRESENT

Scott Gaudineer, John Toogood, Bette Alston, Barbara Cioffi, Bill McMillan, and Charles Drayman.

NOT PRESENT David Ranalli and Kleev Guessford

ALSO PRESENT Shelly Ruegsegger – Senior Community Manager | Personalized Property Management and approximately 8 Homeowners

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

HOMEOWNER FORUM

The following items were discussed: water usage and removal of satellite dishes by roofers. Mr. Rickert has been analyzing the water usage for the board. He will email his spreadsheets to date and Mr. Gaudineer stated that he, Mr. Rickert, Mr. Toogood and Mr. Draymen can discuss.

PRESIDENTS REPORT The report will follow the meeting and be posted on the website.

APPROVAL OF MINUTES

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

FINANCIAL STATEMENTS

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

October 2020 Financials – After review and discussion, *Motion to accept the financials for filing for October 2020 as submitted by PPM made by Mr. Toogood, seconded by Mr. Drayman, motion carried.*

Morgan Stanley – No action this meeting.

COMMITTEE REPORTS

Architectural & Maintenance –

- a) Discussion on locking pool gates – Update – Ms. Ruegsegger gave an update and suggested she and Mrs. Cioffi have more time to analyze this and get more accurate costs. It may be more expensive than proposed. Come back with more information at the January meeting.
- b) Per Mrs. Cioffi, a list of stucco inspections to be given to Mark Dees. Ms. Ruegsegger has also asked Mr. Dees to come back (after completing the pool fence post bases) and paint all the lower pool fence pickets that need it, at no extra charge to the HOA.

Landscape – Mr. Drayman gave his report on the landscaping in the community and the current projects still underway including planting of new landscaping. Revised bids to landscape around pools 5 &6 will be provided at the January meeting.

Rules – Violation log in the Executive packet.

Utilities – Mr. Toogood said the water usage declined in October as expected. Compared with the same period last year, usage fell 5%, while that of meter no. 6392 (Los Santos) fell 15%, presumably because of scrutiny of its usage.

OLD BUSINESS

Liens (0)

Coupon Books vs. Monthly Statements – After review and discussion of the difference between each, the board agreed to stay with coupon books. The costs are higher to do statements.

NEW BUSINESS

Draft Fine Policy – The board discussed the draft fine policy provided by PPM. No action.

Draft Revised Rules & Regulations – The board discussed the new proposed Rules & Regulations. Mr. Gaudineer would like to see a sub-committee formed to further discuss the items that should be changed due to the new Bylaws & CC&R's; the committee will include board members that want to participate. If anyone has any suggestions, please provide to Mrs. Cioffi by Friday December 18, 2020.

MANAGEMENT REPORTS PPM Call & Work Order Logs – Reviewed with no action.

HOMEOWNER FORUM #2

The following items were discussed: multiple owner emails with comments were presented regarding asphalt work, lighting for parking lot 2, and a tree removal by the golf course and a security issue at night with unlocked cars being broken into and rummaged through.

NEXT MEETING DATES

January 30, 2021 at 9:00 AM – Regular Meeting

April 3, 2021 at 9:00 AM – Annual Meeting – Inspector of Election, TBD.

ADJOURNMENT

With no further business, the meeting was adjourned at 10:03 a.m.

Respectfully submitted, Shelly Ruegsegger, Senior Community Manager

Barbara Cioffi

1.30.21

Barbara Cioffi, Secretary

Date