

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING

January 30, 2021 | 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, January 30, 2021 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, Charles Drayman, David Ranalli, and Kleev Guessford.

ALSO PRESENT

Shelly Ruegsegger – Senior Community Manager | Personalized Property Management
Approximately 7 homeowners

CALL TO ORDER

Mr. Gaudineer called the meeting to order at 9:04 a.m.

AGENDA ADDITIONS

Additions – Pool 1 Pump Update & Trimming around the Pool Pits and Small Spa

HOMEOWNER FORUM

The following items were discussed: Kleeve & Bette thanked John Rickert for the water usage information and information requested about golf course possibly converting to a park. Board will continue to provide any new information.

PRESIDENTS REPORT

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

APPROVAL OF MINUTES

The board reviewed the December 5, 2020 regular meeting minutes. ***Motion to approve the December 5, 2020 minutes as presented made by Mr. Toogood, seconded by Mrs. Alston, motion carried.***

FINANCIAL STATEMENTS

Financial Report – Mrs. Alston gave the financial report for November & December 2020.

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

(Full Financial Statements and GL Transaction Reports are emailed to the Board prior to the meeting by Ms. Ruegsegger).

Morgan Stanley – Ms. Ruegsegger recommended purchasing a couple CD's as there is \$284,000 sitting in the cash account. The board may want to wait until the landscape conversion project is under way. No action at this time.

COMMITTEE REPORTS

Architectural & Maintenance – Barbara Cioffi

- a) Discussion on locking pool gates – Update – Mrs. Cioffi and Ms. Ruegsegger gave an overview of the newest bids in the packet. The overall job will cost \$20,000 but will lock up all the 11 pools which is 24 gates total. Homeless bathe in the pools and spas and families from outside the community come in a use the pools during the summer. Mr. Drayman recommended doing a sample pool at #2. After discussion, **Motion to table for more study on this made by Mr. Drayman, seconded by Mr. Toogood, motion carried.**

- b) Discussion on raising the small spa wall for security – Mrs. Cioffi commented on the bid from Pro Landscape and F&F Construction and that people want to get into the spa at 10pm. They are jumping the wall and using the fire extinguisher box to jump over. Also they take the chair from her front patio to jump over. The bushes got trimmed yesterday so that at night Mrs. Cioffi can see from her balcony who is in the spa. Ms. Ruegsegger to have the fire extinguisher box moved. Raise wall from 4 feet to 6 feet and add a new gate. After discussion, **Motion to accept the bid from F&F Construction to raise the block wall 24”with a brick cap and add a new gate made by Mr. Drayman, seconded by Mr. Ranalli, motion carried.** Mr. Guessford would like to make sure this looks good and the thought is methodical on how it is presented. Mr. Ranalli suggested planting more bogies. Mr. Drayman said it’s a great idea but we want to get away from the bogies as the flowers get in the spa. The gate should match the current gates. Mrs. Cioffi and Mrs. Ruegsegger to work on this with John Foster to get the design that is applicable to what is on the property currently. The committee will work on getting costs to raise the wall at the main spa for the board.

Landscape Committee – Charles Drayman

- a) Mr. Drayman gave his report regarding the pool conversions at 5&6 and to do the curb areas at 2157 – 2153 Los Patos and they are part of pool 6. The bid is \$244,124 and the rebate is \$51,820. Work to start in March and owners will be notified. **Motion to accept the bids as presented made by Mr. Drayman, seconded by Mr. Ranalli, 6-yah, 1-nay, motion carried.** Mr. Toogood feels the roofs need priority over this. Mr. Gaudineer said there has been \$70,000 allocated for roofs for 2021.

- b) Mr. Drayman also mentioned that the board has been working with Pro Landscape 3 times a week to discuss water usage, plants, and many other contract items and concerns. Irrigation was shut off for the rain. Pro is creating a map for meters and timer stations. They will also create water schedules for each area. Pro will attend the March meeting for a Q&A if the board wishes to have them there. Mr. Gaudineer sent an email this week to Pro to get a definition of their best watering practices and to try to reduce the water usage by at least 50%.

- c) Trim Landscape around Pool Pits & Spas – Ms. Ruegsegger stated that perhaps the board should think about reducing the landscaping around the pool pits so there is not a barrier to hide thieves. The pool company did put locks on all the pool pits on Friday. No action at this time.

Rules Committee – In executive packet.

Utilities Committee – John Toogood

- a) Our water usage increased 12% over 2019, and some of this can probably be attributed to different weather conditions.

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
HCF	43,315	47,725	43,198	51,650
% Change		+10.9	-10.0	+12.0

The overall problem with our water usage is that the Board has no control of it. The water usage is controlled by 13 Controllers located throughout the property. These are set to determine the length of time that the water meters are on, the frequency per day that they are on, and the day that they operate. They are under the total control of Pro Landscaping, and until the Board decides to take a measure of control of the process, the Board can only observe the result.

OLD BUSINESS

Liens (0)

Motus – Earthquake Insurance Policy – In 2017 Ms. Ruegsegger has secured a bid for EQ insurance and it was around 50K, interest at that time was no very high so it was tabled. In 2019 another bid was received and it was anywhere from 60K – 200 k. The owners have become more interested in EQ insurance because of the likelihood of an EQ. The MOTUS program is for an enrollment of the HOA for 1200 a year, and then owners can buy EQ through that company. MOTUS does not sell coverage for the HOA but they do have companies they work with to secure coverage for the HOA. They are willing to attend a meeting and talk to the HOA regarding this program. If interested in moving forward, discuss at the annual to see if owner’s are interested. Mr. Guessford feels that more review of HOA policies would be informative. Ms. Ruegsegger will get HOA bids and Mrs. Cioffi will have MOTUS come to the annual meeting.

Draft Rules & Regulations – Update on Ver. #3 – Mr. Gaudineer said the draft rules need to go for the 28 day review by the owners. Mrs. Alston stated that Mrs. Cioffi has done extensive work to make the document look better; cleaning up of grammar and making sure they are in line with the new Bylaws & CC&R’s. Mr. Gaudineer and Ms. Ruegsegger will add in Mr. Toogood’s comments and remove rule regarding backing in to carports. After discussion, **Motion to approve the mailing for the 28 day comment period made by Mr. Guessford, seconded by Mr. McMillan, motion carried.** Mailing will be sent with annual meeting information to save postage.

NEW BUSINESS

None

MANAGEMENT REPORTS PPM

Call & Work Order Logs – Reviewed with no action.

HOMEOWNER FORUM #2

The following additional items were discussed: thanked the board for their work and an owner needs assistance with outdoor repairs, Ms. Ruegsegger to call the owner's daughter on Monday.

NEXT MEETING DATES

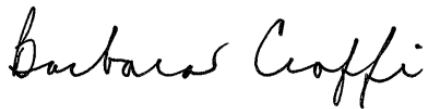
February 27, 2021 at 9:00 AM

April 3, 2021 at 9:00 AM – Annual Meeting – Inspector of Election, TBD - **Motion to approve Julia Schumacher (homeowner) as the Inspector of Election made by Mr. Drayman, seconded by Mrs. Alston, motion carried.**

ADIJOURNMENT

With no further business, the meeting was adjourned at 10:50 a.m.

Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager



Barbara Cioffi, Secretary

2.27.21

Date