

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING

February 27, 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, February 27, 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 11 homeowners

CALL TO ORDER

Mr. Gaudineer called the meeting to order at 9:05 a.m.

AGENDA ADDITIONS

Additions – None

HOMEOWNER FORUM

The following items were discussed: Dick Shiel - Thanked Shelly for taking care of their plumbing issue. Scott Miller - Roofers left satellite dish on the patio that was taken off his roof. Mr. Gaudineer will take care of it. John Rickert – locks on the pool pits, problem is the latch is just bolted on and can be pulled off, should weld the latches to the concrete lid. He also commented on the water bills, and this is the lowest water usage we have had in a January. There is also an issue with drippers being on the same station as the turf. The board is working on fixing that with each pool conversion. Mr. Drayman explained that an email was received from Mr. Evans about the grass removal at the front of his unit. His wife is disabled and not happy that the grass came out. Ms. Ruegsegger explained that an owner asked her to address that owners/renters pick up their dog waste.

PRESIDENTS REPORT

Mr. Gaudineer reported that roof work will begin after the maintenance is done. We have allocated \$300,000 for repairs for 2021. The President's report will follow the meeting and be posted on the website.

APPROVAL OF MINUTES

The board reviewed the January 30, 2021 regular meeting minutes. **Motion to approve the January 30, 2021 minutes as presented made by Mr. Toogood, seconded by Mr. Drayman, motion carried.**

FINANCIAL STATEMENTS

Financial Report – Mrs. Alston gave the financial report for January 2021.

January 2021 Financial – After review and discussion, **Motion to accept the financial for filing for January 2021 as submitted by PPM made by Mr. Charles, seconded by Mrs. Cioffi, motion carried.**

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

Morgan Stanley – No action at this time.

COMMITTEE REPORTS

Architectural & Maintenance – Barbara Cioffi

- a) Discussion on patio slabs that need replacement – Proposal from F&F Construction – Mrs. Cioffi explained the proposal and that they are water damaged. The replacement is in line with the board’s decision to replace pads as we go through doing the pool area landscape conversions. PPM to get another bid.
- b) Small spa wall update – Ms. Cioffi gave an update, walls are raised and the gate is being made and will be in next week.

Landscape Committee – Charles Drayman

- a) Mr. Drayman gave his report and advised the board members were given meter locations, timer locations and the areas each meter services. The olives trees will not be trimmed this year, but sprayed.
- b) Estimate 1635 – tree trimming - **Motion to accept the \$14,200 made by Mr. Drayman, seconded by Mr. Guessford, motion carried.**
- c) Estimate 1634 – fruit stripping - **Motion to accept the \$1,500 made by Mr. Ranalli, seconded by Mr. Drayman, 7-yah, 1-nay (Cioffi), motion carried.** Mrs. Cioffi requested that as in past years, trees be stripped at the end of April as owners are still picking fruit. Stripping will begin in the middle of March along with the tree trimming. Boxes of fruit will be placed at clubhouse for 1 week. This information will be included in President’s report.
- d) Estimate 1638 – tree removal/replace with cacti - **Motion to accept the \$350 made by Mrs. Alston, seconded by Mr. Guessford, motion carried.**
- e) Estimate 1639 – plant replacement - **Motion to accept the \$278 made by Mr. Drayman, seconded by Mr. Guessford, motion carried.**
- f) Annuals – NTE \$2700 for the Spring flowers - **Motion to accept the \$2,700 made by Mrs. Alston, seconded by Mr. Ranalli, motion carried.**

Rules Committee – In executive packet. Mr. Guessford did a walk through with his committee last week. He reported on items that have been rectified. Ms. Ruegsegger advised about Smart Webs, more to come later. Nick Evans will do future walks with Mr. Guessford.

Utilities Committee – John Toogood – No report at this time.

OLD BUSINESS

Liens (0)

Draft Fine Enforcement Policy /Schedule - After discussion, **Motion to approve the policy for the 28 day comment mailed out with the 2020 financial review made by Mrs. Cioffi, seconded by Mr. McMillan, motion carried.**

NEW BUSINESS

None

MANAGEMENT REPORTS PPM

Correspondence –

- a) Mrs. Alston asked when the gym can be opened. Mrs. Cioffi said until we move to the red tier, the gym cannot be opened.
- b) Owner asked for lines to be painted in the visitor parking area at parking lot 17. Mr. Gaudineer said we can look into it further in the future.
- c) Owner requesting compost bins – Mr. Gaudineer said that there is nothing set up for multi residential situations.
- d) Mr. Guessford asked if the single olive tree at pool 10 not be sprayed as owners want to harvest the olives. Per Mr. Gaudineer there must be a harvest timeframe and then tree will be sprayed.

Call & Work Order Logs – Reviewed, no action.

HOMEOWNER FORUM #2

The following additional items were discussed: Phil – Tree trimming question about trimming about cleaning the roof after trimming. Ms. Ruegsegger to contact them about the roofs and protecting the plants underneath. Also, Pro needs to put a tarp down when spraying the olives. Bill – Can we vote electronically? Call Shelly on Monday and we will get it done. Bonnie – she appreciates the respect everyone is showing each other. Virginia – flowers look great.

NEXT MEETING DATES

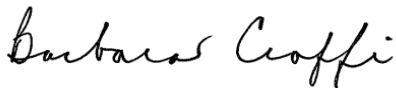
March 27, 2021 at 9:00 a.m.

April 3, 2021 at 9:00 a.m. – Annual Meeting – MOTUS in attendance.

ADJOURNMENT

With no further business, the meeting was adjourned at 10:13 a.m.

Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager



Barbara Cioffi, Secretary

3.27.21

Date