

# VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING

March 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, March 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, Barbara Cioffi, Bill McMillan, Charles Drayman, David Ranalli, and Kleev Guessford.

## **ALSO PRESENT**

Shelly Ruegsegger – Senior Community Manager | Personalized Property Management  
Approximately 10 homeowners  
Susanna Chan from Pro Landscape  
Lorenzo Garcia from Toro

## **CALL TO ORDER**

Mr. Gaudineer called the meeting to order at 9:01 a.m.

## **AGENDA ADDITIONS**

Additions – None

## **PRO LANDSCAPE**

Lorenzo and Susie went on to report to the board on the best practices to improve water consumption. A few items discussed for consideration are new nozzles for turf, drip lines for non-converted areas, change out irrigation in courtyards that are connected to HOA water and adding timers and flow sensors. Also, solar timers that adjust automatically to weather conditions are another option. Lorenzo advised the board on items he recommends changing and answered questions. There was a 5-page report in the packet from him.

Proposal 1664 from Pro Landscape for 2 Smart Controllers at pools 5 & 6 with cellular service card (common areas) for \$9,728.76. **Motion to approve the 1664 as presented made by Mr. Toogood, seconded by Mr. Drayman, motion carried.**

Proposal 1658 – No action.

Proposal 1658 #2 – No action.

Proposal 1661 - Discussion on making sure this does not include back patios. The problem per Mr. Drayman is as we go with drip, more pressure is being put on the older heads. Mrs. Cioffi says owners should be responsible to convert their patios and have it done on their own or done by us as a larger program. Mr. McMillan thinks the HOA should handle as part of the project and not throw this on the owners now that the project has started. No action.

## **HOMEOWNER FORUM**

The following items were discussed: to start the forum Mr. Gaudineer advised the owners of Mrs. Bette Alston's recent passing. Following the meeting there will be a gathering at pool 11 in her honor. There was a request not to remove privacy hedges, how to deal with bulky items, slab repairs, is tree trimming done, removal of fruit and if we plant fruit trees in the future, can we incorporate more blood orange and lemons.

## **PRESIDENTS REPORT**

Mr. Gaudineer stated the February report is in the packet and will be on the website.

## **APPROVAL OF MINUTES**

The board reviewed the February 27, 2021 regular meeting minutes. **Motion to approve the February 27, 2021 minutes as presented made by Mr. Guessford, seconded by Mr. Drayman, motion carried.**

## **FINANCIAL STATEMENTS**

Financial Report – Mr. Gaudineer reviewed PPM’s financial for February 2021 that was in the packet.

February 2021 Financial – After review and discussion, **Motion to accept the financial for filing for February 2021 as submitted by PPM made by Mr. Drayman, seconded by Mr. Guessford, 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) Dumpster Areas – Mrs. Cioffi stated the dumpster areas are being inundated with boxes and furniture and she checks all the dumpster areas on Mondays. Is this something we can ask Pro to do every week, to make part of their service and is there any extra charge? Non recyclables are in the dumpster too.
- b) Big bench at spa, two wooden benches, one is falling apart and is dangerous. Mrs. Cioffi says one is beyond repair and needs to be removed. The board agreed, remove it and no replacement.

Landscape Committee – Charles Drayman

- a) Report – Mr. Drayman said all projects are in process, trimming, spraying, annuals, pools etc. He estimates but not certain until final numbers are in, that will be about \$300 -500 to convert each patio that is on HOA water. We need to find out how many patios are affected. Shelly and Mr. Drayman will ask Pro to do the assessment for us.
- b) New committee member for landscape – Bill Wiemeyer – **Motion to accept Bill on the Landscape Committee made by Mr. Drayman, seconded by Mr. Guessford, motion carried.**

Rules Committee – In executive packet.

Utilities Committee – John Toogood

Water usage for the January/February months, totaled 3,163 HCF. The usage for the same period in 2020 was 5,535 HCF, so down 43%, but usage was 3,050 HCF for these months in 2019, showing an increase of 4%. There was no significant rain this year, so we will need a longer period of use to know if the efforts of PRO are having a beneficial effect.

**OLD BUSINESS**

Liens (0)

**NEW BUSINESS**

2021 Strategic Planning – Ms. Ruegsegger would like to know from the board what to start working on to accomplish in 2021. Priorities are the roof repairs, new AC for the clubhouse, and slab repairs.

**MANAGEMENT REPORTS PPM**

Correspondence –

- a) Sweeney – would like ballots electronically. Cannot do electronically, need to send out sooner next year, end of January preferred for the Canadians.
- b) Berini – signage recommendation was in the packet for each parking area. Shelly to get proposal and Mr. Guessford would like to see them be reflective at night

Call & Work Order Logs – Reviewed, no action.

**HOMEOWNER FORUM #2**

No additional items were discussed.

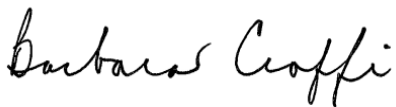
**NEXT MEETING DATES**

May 29, 2021 at 9:00 a.m. via Zoom

**ADJOURNMENT**

With no further business, the meeting was adjourned at 11:02 a.m.

Respectfully submitted,  
Shelly Ruegsegger  
Senior Community Manager



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Barbara Cioffi, Secretary

**4.24.21**

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Date