

# VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING

April 24, 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, April 24, 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, Barbara Cioffi, Bill McMillan, Charles Drayman, David Ranalli, and Kleev Guessford.

## **ALSO PRESENT**

Shelly Ruegsegger – Senior Community Manager | Personalized Property Management  
Approximately 6 homeowners

## **CALL TO ORDER**

Mr. Gaudineer called the meeting to order at 9:02 a.m.

## **AGENDA ADDITIONS**

Committee Chair Assignments

## **HOMEOWNER FORUM**

The following items were discussed: remaining landscape flags and the status of the work/repairs/replacement of landscaping, concern about condition of landscaping around some units, a thank you from Mr. Gaudineer to Mr. Toogood for his work and commitment to the Board, question regarding the open Board seat, and when that may be filled.

## **PRESIDENTS REPORT**

Mr. Gaudineer stated the April report is in the Board packet and will be available on the website.

## **APPROVAL OF MINUTES**

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

## **FINANCIAL STATEMENTS**

Financial Report – Mrs. Cioffi summarized the recent electric usage and bills.

March 2021 Financials – After review and discussion, **motion to accept the March 2021 financials for filing as submitted by PPM made by Mr. Drayman, seconded by Mr. McMillan, motion carried.** (Full Financial Statements and GL Transaction Reports are emailed to the Board prior to the meeting by Ms. Ruegsegger).

Morgan Stanley – After discussion, **motion to approve rolling \$50,000.00 over for reinvestment through May 2022 made by Mr. Guessford, seconded by Mr. Ranalli, motion carried.**

## **COMMITTEE REPORTS**

Architectural & Maintenance – Barbara Cioffi

- a) Concrete Slab Replacements – Five concrete slabs at different units need replacement due to water damage. Bids received from F&F Construction & Vantage Point Construction. After discussion, **motion to approve the proposal from Vantage Point for \$5168 made by Mrs. Cioffi, seconded by Mr. McMillian, motion carried.**
- b) Architectural Application – 5714 Los Coyotes – Change balcony storage room door to a window – After discussion, **motion to approve the architectural application for 5714 LC to replace the upper balcony door with a window made by Mr. Guessford, seconded by Mr. Ranalli, motion carried.**
- c) New Acrylic Coating & Crack Repair for Roofs – Estimate from Roof Asset Management – After discussion, **motion to approve the estimate from RAM to perform roof repairs on 49 units as presented, NTE \$81,648.00 made by Mr. Drayman, seconded by Mrs. Cioffi, motion carried.**

Landscape Committee – Charles Drayman

- a) Mr. Drayman reported that landscape areas around pools 5 & 6 will be completed soon and the annual flowers will be installed over the next week or so. The annual nutsedge treatment will be done in May/June, and the overall water bills for the HOA are slightly higher because of the hotter weather.

Rules Committee – Executive Session.

## **OLD BUSINESS**

Final Approval of Restated Rules & Regulations – After discussion, **motion to approve the restated Rules & Regulations as presented made by Mrs. Cioffi, seconded by Mr. Drayman, motion carried.**

RAM Roofing Maintenance Reports for March 2021 – Discussed and reviewed, no action.

## **NEW BUSINESS**

2021-2022 Insurance Renewal – After discussion, **motion to approve the 2021-2022 Insurance renewal presented by Labarre Oksnee in the amount of \$65,780.00 made by Mr. Guessford, seconded by Mr. Ranalli, motion carried.**

2021-2022 Earthquake Insurance Proposal – The Board reviewed the proposal from Labarre Oksnee for Earthquake Insurance Coverage, in the amount of \$68,609.63. The Board would like PPM & Mrs. Cioffi to send out a poll to the membership along with the options for earthquake coverage to include Motus.

2020 Financial Audit & Review – After discussion, **motion to approve the 6.1-12.31.20 Financial Audit & Report presented by Beck and Company, CPA's, Inc. made by Mr. Guessford, seconded by Mrs. Cioffi, motion carried.** The six month 2020 Financial Review will be sent to the membership along with the Associations Fine Enforcement Policy.

## **MANAGEMENT REPORTS PPM**

Call & Work Order Logs – Reviewed, no action.

**HOMEOWNER FORUM #2**

The following items were discussed: homeowner concern regarding the increase in water bills.

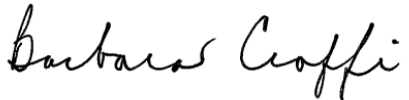
**NEXT MEETING DATES**

May 29, 2021 at 9:00 a.m. via ZOOM or potentially the weekend before.

**ADJOURNMENT**

With no further business, the meeting was adjourned at 10:16 a.m.

Respectfully submitted,  
Shelly Ruegsegger  
Senior Community Manager



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Barbara Cioffi, Secretary

**5.29.21**

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Date