

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING
June 26, 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, June 26, 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, President
David Ranalli, Vice President
Barbara Cioffi, Secretary/Treasurer
Charles Drayman, Director
Bill McMillan, Director
Klev Guessford, Director

ALSO PRESENT

Shelly Ruegsegger – Senior Community Manager | Personalized Property Management
Nicolas Evans – Assistant Community Manager | Personalized Property Management
Approximately 11 homeowners

CALL TO ORDER

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

AGENDA ADDITIONS

Discussion of security at the community pools.

HOMEOWNER FORUM

The following items were discussed: illegal dumping of trash and boxes at the dumpster areas, palm tree trimming, concern regarding the pool chairs at the pool areas, pool 10 has not been working for some time and owners stating the pool vendors don't appear to be onsite for very long, broken sprinklers throughout the community, potentially raising the height of the fencing around the pools to deter people jumping over, front entrance gates and security, and the tree at the front entrance needs to be trimmed.

PRESIDENTS REPORT

Mr. Gaudineer stated his reports are on the HOA website.

APPROVAL OF MINUTES

The board reviewed the May 29, 2021, regular meeting minutes. ***Motion to approve the May 29, 2021, minutes as presented made by Mr. Guessford, seconded by Mr. Drayman, motion carried.***

FINANCIAL STATEMENTS

Financial Report – Mrs. Cioffi summarized the month-to-date actuals vs. budget actuals as well as the overage in insurance because the premium was paid in one lump sum, the decrease in water usage year-over-year, and the increase in the pools line item because the renovations were paid all at once as well.

May 2021 Financials – After review and discussion, ***motion to accept the May 2021 financial for filing as submitted by PPM made by Mr. Guessford, 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 – No expiring CD's, no action.

COMMITTEE REPORTS

Architectural & Maintenance – David Ranalli

- a) Mr. Ranalli reported on the two requests for changing out the exterior lights at the front of units. Mr. Gaudineer asked for these items to be tabled; the Board needs to research the lights that were chosen in more depth, and it was suggested the Board and ARC Committee chose a single light that is acceptable for owners to use to keep conformity throughout the HOA. Mr. Drayman suggested the Board consider changing all the homeowners' lights, so they match. Further review and discussion of the application submitted by 2324 LP to make design changes to the rear patio resulted in denial of certain aspects of the application. The ARC Committee will right up their comments and send to Mr. Evans to issue the decision letter.

Landscape Committee – Charles Drayman reported on a few of the recently approved landscape estimate for changes and repairs, as well as providing an update on the tree trimming and plant replacement.

- a) Pro Landcare Estimate – Irrigation Timer & Nozzle Replacements – The Board reviewed an estimate from Pro Landcare to replace all the irrigation nozzles within the HOA in the amount of \$48,790.00 with a \$6,790.00 rebate from the water company and an estimate for irrigation timer replacement in the amount of \$68,087.36 with a \$8,907.63 rebate from the water company. After discussion, ***motion to approve the estimate from Pro Landcare to replace the sprinkler head nozzles in the amount of \$48,790.00 made by Mr. Drayman, seconded by Ms. Cioffi, motion carried.*** The Board has decided to table the replacement of the irrigation timers for a later date. Ms. Ruegsegger suggested to ask Pro Landscape to start the nozzle replacements at the clubhouse first, to ensure rebates and replacements are done accordingly.

Rules Committee – Kleev Guessford – Discussed in Executive Session.

OLD BUSINESS

Community Street Signage – Mr. Guessford & Mr. Gaudineer will walk the community and get an exact count of what and how many signs would be needed. Tabled.

NEW BUSINESS

Liens (0)

2022 Reserve Study – Ms. Cioffi stated she was concerned that no Board Member was asked to accompany the reserve analyst in 2021. Ms. Ruegsegger responded stating this was due to COVID; it was not suggested to join the analyst on their inspection. After discussion, **motion to approve the estimate from SCT Reserve Consultants to perform a Level III financial update in the amount of \$625.00 made by Ms. Cioffi, seconded by Mr. Drayman, motion carried.**

Community Security Gates – Discussion – The Board discussed the potential need to add security gates to the entrance of the HOA to help in securing the community. This topic will continue to be discussed as the need for this project increases.

PRESIDENTS REPORT & MANAGEMENT REPORTS PPM

Mr. Gaudineer summarized his Presidents report and mentioned it would be posted to the website for homeowner review. Homeowners were appreciative of having monthly reports as opposed to quarterly newsletters.

PPM Call & Work Order Logs – Reviewed, no action.

HOMEOWNER FORUM #2

The following items were discussed: reasoning behind removing lock from spa timer, praise to landscapers onsite for the work they do, and concern that landscapers don't clean off the roofs after tree trimming.

NEXT MEETING DATES

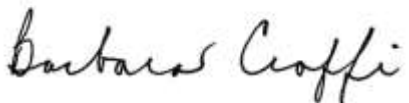
July & August 2021 – Dark

September 25, 2021 – Regular Session – 9:00 a.m. via ZOOM

ADJOURNMENT

With no further business, the meeting was adjourned at 10:23 a.m.

Respectfully submitted,
Nicolas Evans, CCAM
Assistant Community Manager



Barbara Cioffi, Secretary

9.25.21

Date