

## **VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING**

### **August 31, 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 Tuesday, August 31, 2021, at 10:45 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 – arrived at 10:55 a.m.  
David Ranalli, Vice President  
Barbara Cioffi, Secretary/Treasurer  
Charles Drayman, Director  
Bill McMillan, Director  
Kleev Guessford, Director

#### **ALSO PRESENT**

Shelly Ruegsegger – Senior Community Manager | Personalized Property Management  
Nicolas Evans – Assistant Community Manager | Personalized Property Management  
Approximately 8 homeowners

#### **CALL TO ORDER**

Mr. Ranalli called the meeting to order at 10:50 a.m.

#### **OLD BUSINESS**

Club House HVAC System Replacement – The Board reviewed estimates and information regarding the different repair/replacement options from Preferred AC & Plumbing, and Desert Air. Ms. Cioffi summarized why this issue has been brought to light. Prior repairs have not been successful and at this point, replacement of the AC unit is needed. Mr. Gaudineer stated that if the furnace is okay, he recommends replacing the AC unit only, and ensure moving forward, regular maintenance is scheduled. Can purchase a maintenance contract from the AC company the board chooses. After discussion, Ms. Ruegsegger to obtain additional information on just replacing the condensing unit. This will be further discussed at the September Board Meeting.

Community Street Signage – Discussion – Mr. Gaudineer & Mr. Guessford to discuss later. Tabled.

Community Pool Repairs – The Board reviewed an estimate from Laguna Falls for the recommended pool/spa repairs, in the amount of \$51,464.00. Mr. Gaudineer summarized why this was bid was brought to the Board. Specific pools within the community need replastering currently and others acid washed and tile cleaning. Ms. Ruegsegger suggested this estimate be approved now, so that the cost of work does not increase as pools continue to diminish. After discussion, ***motion to approve the estimate from Laguna Falls in the amount of \$51,464.00 made by Mr. Guessford, seconded by Mr. Ranalli, motion carried.***

## **NEW BUSINESS**

Citrus Grove by the Tennis Courts – Pro Landscape – The Board reviewed a mockup plan for creating and installing a Citrus Garden south/east of community tennis courts. Mr. Drayman summarized why this project has been suggested to complete. The Citrus Garden would be a contribution to those that have served on the Board. No action at this time, however, this project will be projected for 2022.

Parking Lot 5 Asphalt Repair – Asphalt MD’s Estimate – The Board reviewed an estimate from Asphalt MD’s, in the amount of \$1,825.00, to repair and re-stripe the walkway ramp in parking lot 5. After discussion, **motion to approve the estimate from Asphalt MDs for repairs and re-striping, in the amount of \$1,825.00 made by Ms. Cioffi, seconded by Mr. Drayman, motion carried.**

Community Entrance Security Gates & Cameras – Discission – Mr. Drayman gave an update on the reasoning why the gates and cameras would be needed. This is being discussed for informational purposes at this time and the homeowners of the community will inevitably need to vote on this matter should the Board move forward.

Strategic Plan Update – The addition of tennis court repairs and resurfacing will be included, the Citrus Garden and charging stations. The Board reviewed the current update dated 8.26.2021. No action at this time; the Board will hold a meeting later to further discuss allocating funds to the needed projects.

## **CORRESPONDENCE/OTHER**

PS Golf Course Letter to Mr. Gaudineer and the HOA from a homeowner – Mr. Gaudineer summarized the letter sent to the Board regarding the PS Golf Course. Mr. Gaudineer suggested before the HOA endorses their support, more information on community security would be needed. Ms. Cioffi stated that the only steps taken so far is a property assessment from the City, however, no additional actions have been performed. VDLF would be affected by any changes resulting from this course because the course surrounds 3 of the 4 sides of the community.

## **NEXT MEETING DATES**

September 25, 2021, at 9:00 AM via ZOOM – Regular Meeting


October 30, 2021, at 9:00 AM via ZOOM – Regular Meeting

December 4, 2021, at 9:00 AM via ZOOM – Regular Meeting

## **ADIJOURNMENT**

With no further business, the meeting was adjourned at 11:34 a.m.

Respectfully submitted,  
Nicolas Evans, CCAM - Assistant Community Manager



9.25.21

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Barbara Cioffi, Secretary

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Date