

## VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING September 25, 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, September 25, 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  
Kleev Guessford, Director

### **ALSO PRESENT**

Shelly Ruegsegger – Senior Community Manager | Personalized Property Management  
Nicolas Evans – Co-Community Manager | Personalized Property Management  
Approximately 9 homeowners

### **CALL TO ORDER**

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

### **AGENDA ADDITIONS**

Pool heating schedule and SB 1383 to be added under New Business.

### **HOMEOWNER FORUM**

The following topics were discussed in the homeowner's open forum: questions on what the landscape flags around the complex are for, updates on the land trust purchase of the PS Golf Course, front gates and cameras, concern regarding the tags left on the newly installed plants in prior years, and if there was a place onsite to post items for sale.

### **PRESIDENTS REPORT**

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

### **APPROVAL OF MINUTES**

The board reviewed the June 26, 2021 & August 31, 2021, regular meeting minutes. After discussion, ***motion to approve the June 26, 2021 & August 31, 2021, minutes as corrected made by Mr. Guessford, seconded by Mr. Drayman, motion carried.***

### **FINANCIAL STATEMENTS**

Financial Report – Ms. Cioffi summarized the month-to-date actuals vs. budget actuals, mentioning that the HOA is currently under budget for the year.

June-August 2021 Financials – After review and discussion, ***motion to accept the June-August 2021 financials for filing as submitted by PPM made by Ms. Cioffi, seconded by Mr. Ranalli, motion carried.***

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

Morgan Stanley – Ms. Cioffi summarized the CD maturity report and noted that a CD in the amount of \$150,000.00 will be maturing in October 2021. After discussion, ***motion to roll the expiring CD funds over, in the amount of \$150,000.00, into a 1-year CD to expire in 2022 made by Mr. Guessford, seconded by Mr. Drayman, motion carried.***

### **COMMITTEE REPORTS**

Architectural & Maintenance – David Ranalli – The Board discussed the possibility of replacing all the front door lights of the units so that they all match, at the HOA's expense. No action.

Landscape Committee – Charles Drayman reported on the ongoing landscape emplacements, including the winter annual colors.

- a) Pro Landcare Estimate 1749 – The Board reviewed an estimate from Pro Landcare to plant the 2021 winter flowers, in the amount of \$4,445.10. After discussion, ***motion to approve estimate 1749 from Pro Landcare in the amount of \$4,445.10 made by Mr. Drayman, seconded by Mr. Guessford, motion carried.***
- b) Pro Landcare Estimate – Plant Replacements – The Board reviewed the estimate from Pro Landcare for plant replacements throughout the community in the amount of \$10,322.00. After discussion, ***motion to approve the estimate form Pro Landscape for plant replacements, in the amount of \$10,322.00 made by Mr. Guessford, seconded by Mr. Drayman, motion carried.***
- c) Pro Landcare Estimate 1750 – The Board reviewed the estimate from Pro Landcare for the 2021 winter rye seed, in the amount of \$6,837.00. After discussion, ***motion to approve estimate 1750 in the amount of \$6,837.00 made by Mr. Guessford, seconded by Mr. Drayman, motion carried.***

Rules Committee – Kleev Guessford – Discussed in Executive Session.

### **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. Ruegsegger summarized and directed the Board to the differences in estimates. After discussion, the Board agreed to table this item until the beginning of 2022.

### **NEW BUSINESS**

2022 Draft Budget – Ms. Cioffi noted the upcoming projects that would need to be addressed and would result in increases in specific line items and monthly assessments. It was suggested to increase the monthly reserve allocation to account for expenditures to come. Ms. Cioffi asked for additional GL codes to be added to more accurately track expenses and it was also noted that roof maintenance is now a reserve item. After discussion, ***motion to approve the draft 2022 budget, calling for a \$20 increase, per month, per unit, as presented made by Ms. Cioffi, seconded by Mr. Ranalli, motion carried.***

Pool Heating Schedule – The Board discussed the different options for heating the pools this year. It was agreed upon to gather some feedback from the owners or wait until November 1.

**MANAGEMENT REPORTS/CORRESPONDENCE/OTHER**

Discussion, homeowner would like a light fixture approved. Small sconce approved.

**HOMEOWNER FORUM #2**

The following items were discussed during the second homeowner’s forum: suggestions on pool heating schedule, installing more drought tolerant plants in the community, earthquake insurance questionnaire, and matching front door lights throughout the HOA.

**NEXT MEETING DATES**

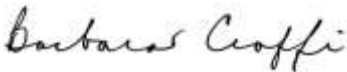
October 30, 2021, at 9:00 AM via ZOOM – Regular Meeting

December 18, 2021, at 9:00 AM via ZOOM – Regular Meeting

**ADJOURNMENT**

With no further business, the meeting was adjourned at 11:08 a.m.

Respectfully submitted,  
Nicolas Evans, CCAM  
Co-Community Manager



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Barbara Cioffi, Secretary/Treasurer

**10.30.21**

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Date