

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

### **December 18, 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, December 18, 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  
Open Seat, Vice President  
Barbara Cioffi, Secretary/Treasurer  
Open Seat, Director  
Charles Drayman, Director  
Kleev Guessford, Director

#### **ALSO PRESENT**

Shelly Ruegsegger – Senior Community Manager | Personalized Property Management  
Approximately 9 homeowners

#### **CALL TO ORDER**

Mr. Gaudineer called the meeting to order at 9:03 a.m.

#### **AGENDA ADDITIONS**

Discussion on dog urine and landscape issues under Landscape Committee Reports.

#### **HOMEOWNER FORUM**

The following topics were discussed in the homeowner's open forum: paint around the main spa, pool gates being left open, concern regarding security for the pool/spa pumps and heaters, landscape changes, dog waste & urine not being cleaned, adding doggy waste stations, dogs present in pool areas, support for dues increase to provide better security for pool/spa equipment, and parking lot signage.

#### **PRESIDENTS REPORT**

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

#### **APPROVAL OF MINUTES**

The board reviewed the October 30, 2021, regular meeting minutes. After discussion, ***motion to approve the October 30, 2021, minutes as amended made by Mrs. Cioffi, seconded by Mr. Drayman, motion carried.***

#### **FINANCIAL STATEMENTS**

Financial Report – Ms. Cioffi summarized the month-to-date actuals vs. budget actuals.

October 2021 Financials – After review and discussion, ***motion to accept the October 2021 financials for filing 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 – Ms. Cioffi noted that this will be reviewed at the January 2022 meeting.

### **COMMITTEE REPORTS**

Architectural & Maintenance – Ms. Ruegsegger reported on the upcoming pool repairs and maintenance and should hear back from the pool vendor with more information after the 1<sup>st</sup> of the year. A schedule will be posted on the website and emailed out to the owners.

- a) 2235 LP – The Board reviewed an architectural application for the addition of heaters underneath a unit overhang. Further discussion to be had in executive session.

Landscape Committee – Mr. Drayman reported on the upcoming landscape projects, including possible new landscape for the street curb areas and breezeways. It was suggested that more grass areas are needed for the dogs to be able to use. Currently, many owners are allowing their dogs to defecate and urinate on the community walkway plants, resulting in a smell emitting from these areas. Ms. Ruegsegger to get estimates from Pro Landscape to power wash the sidewalks a couple times a year. Additionally, Mr. Drayman added two new Landscape Committee members: Bill from pool 7 and Ben from pool 3.

Rules Committee – Kleev Guessford – Discuss in Executive Session.

### **OLD BUSINESS**

Earthquake Insurance Webinar - The Board agreed to host this at the 2022 Annual Meeting on April 2. No further action.

Strategic Planning Meeting – The Strategic Planning Seminar will be held on January 22, 2022. Ms. Ruegsegger to post an agenda when the time comes.

### **NEW BUSINESS**

Community Security Discussion – The Board discussed the recent break-ins throughout the community as well as the theft of the one of the pool heaters and break-in of the storage closet at the gym. Security gates and fencing has been discussed prior; however, homeowners would need to vote on this expense due to the size of the property and cost associated. It was suggested to hire a roaming patrol again, so that at least there is some presence of security. Mr. Guessford noted that an immediate solution needs to be taken; gates and fencing is a long-term project. It was agreed to put Patrol Masters in place immediately, 7 days a week, for 3-1-hour drive/walk throughs, per night from 10pm – 6am. Ratify cost at the January meeting.

Clubhouse Block Wall Extension – The Board reviewed an estimate from F&F Construction to raise the current clubhouse spa wall to 6', in the amount of \$21,000.00. Ms. Cioffi noted that trespassers are jumping from the side of the wall without landscaping. Mr. Guessford suggested to install wrought iron on top of the walls, as opposed to raising the walls. Security measures to be added to the Strategic Planning Session.

**MANAGEMENT REPORTS/CORRESPONDENCE/OTHER**

Reimbursement Requests:

- a) 5541 LC – The Board reviewed a homeowner request to reimburse \$150.00 that was paid for inspection of a crack in the foundational slab. The Board agreed to reimburse the homeowner in the amount of \$150.00.
  
- b) 5760 LC – The Board reviewed a homeowner request to reimburse the cost of repairing an emergency leak that occurred under their unit slab, in the amount of \$1,350.00. After discussion, ***motion to approve the reimbursement to the owner, totaling \$1,350.00, for an emergency leak repair under the slab, made by Mrs. Cioffi, seconded by Mr. Guessford, motion carried.***

**HOMEOWNER FORUM #2**

The following items were discussed during the second homeowner’s forum: current status of the PS Golf Course, thank you to the Board of their work, and question on who the current representative on the city council is.

**NEXT MEETING DATES**

January 29, 2022, at 9:00 AM via ZOOM – Regular Meeting  
April 2, 2022, at 9:00 AM via ZOOM – Annual Meeting

**ADJOURNMENT**

With no further business, the meeting was adjourned at 10:46 a.m.

Respectfully submitted,  
Shelly Ruegsegger  
Senior Community Manager



1.29.22

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Barbara Cioffi, Secretary/Treasurer

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Date