

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING

January 29, 2022 | 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, January 29, 2022, 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 11 homeowners

CALL TO ORDER

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

AGENDA ADDITIONS

None

HOMEOWNER FORUM

The following topics were discussed in the homeowner's open forum: security & patrol also new desertescape.

PRESIDENTS REPORT

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

APPROVAL OF MINUTES

The board reviewed the December 18, 2021, regular meeting minutes. After discussion, ***motion to approve as presented made by Mr. Drayman, seconded by Mrs. Cioffi, motion carried.***

FINANCIAL STATEMENTS

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

November & December 2021 Financials – After review and discussion, ***motion to accept the 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 – The board reviewed the current summary of CDs from Morgan Stanley. ***Motion to purchase a new CD in the amount of \$50,000.00 for a one-year term made by Mr. Drayman, seconded by Mrs. Cioffi, motion carried.***

COMMITTEE REPORTS

Architectural & Maintenance – The pool repairs are on-going and there are no current Architectural applications to report on.

Landscape Committee – Mr. Drayman reported on the upcoming landscape projects, including the proposals for the Pool 11 desertscape work, removal of some citrus trees that need to be removed, desertscape on street fronts, tree trimming and smart timers for pool 11. Pool 3 conversion and street fronts will be done in the Fall of 2022.

Motion to approve the proposal to do the landscape conversion at pool 11 in the amount of \$173,385.22 with a potential rebate of \$24,910.00 made by Mr. Guessford, seconded by Mr. Drayman, motion carried.

Motion to approve the proposal to do the street fronts at pool 11 in the amount of \$58,976.93 made by Mr. Guessford, seconded by Mr. Drayman, motion carried

Motion to approve the proposal to do the tree trimming in the amount of \$35,000.00 made by Mr. Drayman, seconded by Mr. Guessford, motion carried

Motion to approve the proposal to do the smart controllers at pool 11 for \$8,500.00 made by Mr. Drayman, seconded by Mr. Guessford, motion carried

Rules Committee – Kleev Guessford – Discuss in Executive Session.

Neighborhood Watch – Mrs. Cioffi has been organizing the committee and provided in the packet, a list of volunteers that have advised they will be part of the committee. A captain will be approved and will reach out to all volunteers.

OLD BUSINESS

Strategic Planning – Ms. Ruegsegger provided the updated spreadsheet in the packet. Mr. Gaudineer gave a brief update of what the board may be working on for 2022.

NEW BUSINESS

EV Charging Stations – Mr. Gaudineer advised that himself and Ms. Ruegsegger met with a representative from Southern California Edison to discuss putting charging stations in VDLF. The CR2 program builds the complete project make ready to stub-out and provides a rebate per port. The charging stations will have to be maintained for 10 years and we will share data with SCE to participate in the program. SCE will also require an easement onto our property to maintain our side of the meter. To make sure the project is cost effective additional ports maybe required. The minimum per site is 4 ports. We will continue to investigate this more.

MANAGEMENT REPORTS/CORRESPONDENCE/OTHER

None

HOMEOWNER FORUM #2

Numerous items were rehashed from previous meetings and updates were given.

NEXT MEETING DATES

March 26, 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 10:35 a.m.

Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager



2.26.22

Barbara Cioffi, Secretary/Treasurer

Date