

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING

February 26, 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, February 26, 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
Barbara Cioffi, Secretary/Treasurer
Charles Drayman, Director
Klev Guessford, Director

OTHERS PRESENT

Shelly Ruegsegger – Senior Community Manager | Personalized Property Management
Approximately 18 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: front entry gates are favorable, neighborhood watch committee needs to be set up, owner Ring camera caught a person on a bike rolling through the Community. Wants to set up a FB group or someway to communicate with the owners, or an email thread.

PRESIDENTS REPORT

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

APPROVAL OF MINUTES

The board reviewed the January 29, 2022, regular meeting minutes. After discussion, ***motion to approve as presented made by Mr. Drayman, seconded by Mr. Guessford, motion carried.***

FINANCIAL STATEMENTS

Financial Report – Ms. Cioffi summarized the financial report for January 2022.

January 2022 Financials – After review and discussion, ***motion to accept the financials 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 – Nothing to review currently.

COMMITTEE REPORTS

1. Architectural – Only one application for new windows & doors which was approved.
2. Maintenance – None.
3. Landscape Committee – Mr. Drayman reported on the on-going projects to be tree trimming & removal, fruit stripping, trimming the frost and sun damage from the plants and starting of the pool 11 desertscape projects. The rebate for the pool 11 etc. work is estimated to be around \$50,000.00.
4. Rules Committee – Kleev Guessford – Discuss in Executive Session.
5. Neighborhood Watch – The board has appointed John Marshall as the captain of the N.W. Committee.

OLD BUSINESS

Pool 1 & 10 – Added pool work - **Motion to ratify this proposal that was approved right away as to not delay the entire pool project, in the amount of \$10,500.00 to be paid from reserves, made by Mrs. Cioffi, seconded by Mr. Guessford, motion carried.**

NEW BUSINESS

Inspector of Election – Richard Cooper (homeowner at 5708 LC) - **Motion to approve Mr. Cooper as the Inspector with Jonathan Dooley as his helper made by Mrs. Cioffi, seconded by Mr. Guessford, motion carried.**

DISCUSSION

Security/Gates & Pool Heater Cage – Prototype of a cage being done over the pool 9 heater. Fencing 5 ft with 3 feet welded on top and the opening will be in the pool area. Mr. Gaudineer to provide a sample of a pre-made cage. More discussion was had on securing the pool heaters. Aesthetics is a concern. Bushes can be planted for cover.

Mrs. Cioffi attended a security meeting called the Desert City HOA Council and the recent one was on HOA security. Securitas was a speaker and presented some great options on security and offered to come out and do a risk assessment of the property for the board. Ms. Ruegsegger to contact them to set up this assessment.

HOMEOWNER FORUM #2

Topics discussed were gas lines at pools, entrance gates, security, break-in's, pest control, motion lights, utility bills, balconies and stucco, dumpster areas, and speed limit.

NEXT MEETING DATES

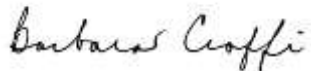
March 26, 2022, at 9:00 AM via Zoom – Regular Meeting

April 2, 2022, at 9:00 AM via Zoom – Annual Meeting

ADIJOURNMENT

With no further business, the meeting was adjourned at 10:27 a.m.

Respectfully submitted, Shelly Ruegsegger - Senior Community Manager



3.26.22

Barbara Cioffi, Secretary/Treasurer

Date