

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING

March 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, March 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 – Sr Community Manager | Personalized Property Management
Approximately 15 homeowners

CALL TO ORDER

Mr. Gaudineer called the meeting to order at 9:06 a.m.

AGENDA ADDITIONS

None

HOMEOWNER FORUM

The following topics were discussed in the homeowner's open forum: a car vandalized recently, cameras, locked pool gates, parking spots, street front landscaping, trespassers on the tennis courts and pools, and bogies trimmed too aggressively.

PRESIDENTS REPORT

Mr. Gaudineer stated his reports are on the HOA website and emailed out to owners PPM has on record with an email address.

APPROVAL OF MINUTES

The board reviewed the February 26, 2022, regular meeting minutes as presented by PPM. After discussion, ***motion to approve the regular minutes as presented made by Mr. Guessford, seconded by Mrs. Cioffi, motion carried.***

FINANCIAL STATEMENTS

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

February 2022 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 – Nothing to review currently. Current recommendations tabled until the April meeting.

COMMITTEE REPORTS

1. Architectural – None.
2. Maintenance
 - Faded pool signs – Ms. Ruegsegger to have Terry from Sign-a-Rama walk the entire project and provide an estimate.
 - Fascia repair list from Mrs. Cioffi, discussion had on whether to do now or wait until painting is done. Mr. Gaudineer stated he would look at them. No action currently.
3. Landscape Committee
 - Mr. Drayman reported on the on-going projects to include the annual flowers just at the entry, and that Tony will be moving on from Pro Landscape and we will be assigned a new supervisor shortly and his name is Miguel.
 - A proposal was presented - #1813 for \$2675.00 from Pro Landscape for new plants, rocks, move irrigation and removal of turf around the big spa. **Motion to approve the proposal as presented made by Mr. Guessford, seconded by Mr. Drayman, motion carried.**
4. Rules Committee – Kleev Guessford – Discuss in Executive Session.
5. Neighborhood Watch
 - Signs – Tabled until the April meeting.
6. Workplan
 - Clubhouse AC – PPM to get an updated proposal from GM on the condenser and coil system.
 - WICR Balconies – Proposals were provided to do maintenance on the second story balconies and to have an engineer check the balconies for stability per SB-721. **Motion to approve the proposals as presented made by Mr. Guessford, seconded by Mrs. Cioffi, motion carried.** Sufficient notice needs to be provided to the homeowners. PPM will coordinate with Mrs. Cioffi.

OLD BUSINESS

Security Consultant – Mr. Gaudineer explained to all that himself and PPM had met with a consultant, and he will be doing a site review of the property for the HOA. The expected report with recommendations on security etc. will be in the April board packet.

Patrol Masters – Discussion was had on whether to retain their patrol services or not. Consensus was to keep them for now. Review again in April.

NEW BUSINESS

Liens (1) – **Motion to approve the lien with APN # 681-410015 made by Mrs. Cioffi, seconded by Mr. Drayman, motion carried.**

Securing Pool Heaters (Pool 9 Prototype) – Jon Foster (contractor) and John Ruiz (pools) are currently trying a prototype that PPM recommended to strap down the heater at pool 9. The costs are unknown at this point. The work will be done next week and if sufficient should be used for future heater replacements. It seems the thieves only like new equipment as no other heaters have been stolen at this point.

Lighting Parking Lot 4 & Clubhouse – Clubhouse lighting tabled for more information. There was a proposal presented for new berm lighting on the north side of parking lot 4 in the amount of \$3423.00 from Grayco Electric to include new fixtures on 10 ft posts and removal of one lollipop light. **Motion to approve the proposal as presented made by Mrs. Cioffi, seconded by Mr. Guessford, motion carried.**

HOMEOWNER FORUM #2

Topics discussed were the NW Committee, parking/car stickers, and security.

NEXT MEETING DATES

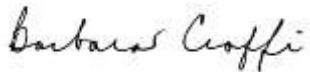
April 2, 2022, at 9:00 AM via Zoom – Annual Meeting

April 30, 2022, at 9:00 AM via Zoom – Annual Meeting

ADJOURNMENT

With no further business, the meeting was adjourned at 10:58 a.m.

Respectfully submitted,
Shelly Ruegsegger



4.30.22

Barbara Cioffi, Secretary/Treasurer

Date