

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING

June 18, 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, June 18, 2022, at 9:00 a.m. via ZOOM Video conferencing.
A quorum of Board members was present, and business was conducted as is outlined herein.

DIRECTORS PRESENT

President – Scott Gaudineer
Vice President – Kleev Guessford
Treasurer – Barbara Cioffi
Secretary – John Marshall
Director – Charles Drayman - Absent

OTHERS PRESENT

Shelly Ruegsegger – Sr Community Manager | Personalized Property Management
Approximately 8 homeowners

CALL TO ORDER - Mr. Gaudineer called the meeting to order at 9:02 a.m.

AGENDA ADDITIONS - None

HOMEOWNER FORUM

The following topics were discussed in the homeowner's open forum: future landscaping planning and overseeding.

PRESIDENTS REPORT

Mr. Gaudineer stated he will do a report after this meeting and post on the HOA website and emailed out to owners with emails in PPM's database.

APPROVAL OF MINUTES

The board reviewed the April 30, 2022, regular meeting minutes as presented by PPM. After discussion, *motion to approve the minutes as presented made by Mr. Guessford, seconded by Mrs. Cioffi, motion carried.*

FINANCIAL STATEMENTS

Financial Report – Ms. Cioffi summarized the financial reports below.

April & May 2022 Financial – After review and discussion, *motion to accept the financials for filing as submitted by PPM made by Mr. Guessford, seconded by Mr. Marshall, 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 – Mr. Gaudineer reported we had request for a new gas line.
2. Maintenance
 - Restrooms – Mrs. Cioffi stated landscapers open the restrooms when they come in the morning and leave them open for the workers. At night when she walks at

nighttime the doors are still open. She has found trespassers in the restroom before that don't live here. Ms. Ruegsegger to reiterate to Pro to close and lock them when they leave. Suggest putting a keypad on the doors and door closer springs. PPM to get a cost on these for the September meeting.

3. Landscape Committee – Mr. Gaudineer gave an update on pool II and street desertscape work by Pro Landscape. Discussion on areas that still need attention, water usage savings and overseeding for 2022.
 - Large Spa Work by Pro - *Motion to approve the change order for \$2100.00 for extra plant material made by Mr. Marshall, seconded by Mr. Guessford, motion carried.*
4. Rules Committee – Klev Guessford – Discuss in Executive Session.
5. Neighborhood Watch – Mr. Marshall gave a report on the status of his committee and to get a Ring Doorbell if you can. Working on stickers to identify vehicles and also keeping a log of vehicles.
6. Workplan – Reviewed, no action.

OLD BUSINESS

Patrol Masters Contract - Discussion was had on whether to retain their patrol services. This is not budgeted for in 2022 and is putting a strain on the current budget. *Motion to approve giving PM their 30-day notice to quit as per the contract made by Mrs. Cioffi, seconded by Mr. Guessford, motion carried.*

NEW BUSINESS

Liens (1) - *Motion to approve the APN # 681-410-015 made by Mrs. Cioffi, seconded by Mr. Guessford, motion carried.*

Approve 2023 Reserve Study Proposal - *Motion to approve the proposal made by Mr. Guessford, seconded by Mr. Cioffi, motion carried.*

Discussion: EQ Insurance – Mr. Gaudineer would like to see a draft budget with this in it for 2023, to include the tree trimming. All board members agree. Mrs. Cioffi and Ms. Ruegsegger will work on the draft budgets shortly and present in September.

Owner Correspondence – Reviewed, no action.

HOMEOWNER FORUM #2 - Topics discussed were: 5821 – privacy taken away due to the new landscape. Mr. Gaudineer said he would look at it for the owner. Tree trimming and balcony inspection timeframe.

NEXT MEETING DATES

June 18, 2022, at 9:00 AM via Zoom – Annual Meeting

Dark – July & August 2022

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

Respectfully submitted, Shelly Ruegsegger – Senior Community Manager - PPM

John Marshall

6.18.22

John Marshall, Secretary

Date