

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING September 24, 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, September 24, 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

OTHERS PRESENT

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

CALL TO ORDER - Mr. Gaudineer called the meeting to order at 9:01 a.m.

AGENDA ADDITIONS - None

HOMEOWNER FORUM The following topics were discussed in the homeowner's open forum: landscaping and trees throughout the community.

PRESIDENTS REPORT

Mr. Gaudineer stated a report was made for August and another is scheduled for September/October. Reports are posted on the HOA website and emailed out to owners with email addresses within PPM's database.

APPROVAL OF MINUTES

The board reviewed the June 18, 2022, regular meeting minutes as presented by PPM. After discussion, *motion to approve the minutes as presented made by Mrs. Cioffi, seconded by Mr. Marshall motion carried.*

FINANCIAL STATEMENTS - Financial Report – Ms. Cioffi summarized the financial reports.

June & July 2022 Financial – 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).

Lynn Wealth Management – An overview was provided in the board packet for review. This provides an option to strengthen the reserve fund. Further discussion tabled until October.

COMMITTEE REPORTS

1. Architectural – Mr. Gaudineer reported that four letters were included in the board packet.
2. Maintenance
 - Waste Bins – Mrs. Cioffi reported that Palm Springs Disposal will be providing new trash containers for food compost waste effective October 1st, 2022. Fines

may be imposed if the guidelines are not followed. Costs may be passed on to the owners. Mrs. Cioffi will send out an email communication to inform owners.

3. Landscape Committee – Mr. Drayman provided a written report as well as a verbal report at the meeting. Highlights included the continuing drought and water restrictions, overseeding and plant replacements.
 - Plant Replacements and Front Median Rehab by Pro - *Motion to approve the proposal from Pro Landscape for \$16, 904.00 for plant replacement material made by Mr. Drayman, seconded by Mrs. Cioffi, motion carried.*
 - Overseeding & Annuals - Given the current restrictions set forth by DWA, the Board discussed whether they would be moving forward with overseeding for the upcoming season. After discussion, the Board decided against overseeding and annual flowers this year.
4. Rules Committee – Kleev Guessford – Discuss in Executive Session.
5. Neighborhood Watch – Mr. Marshall gave a report on the status of his committee. Highlights included security lights, vandalism, car stickers to identify vehicles that belong in the complex, gates, and license plate readers.
6. Workplan – Reviewed, no action.

OLD BUSINESS

Clubhouse Restroom Doors – More review needed as the board would like metal frames and a metal plate on the front of the door so you can't jimmy the door open.

NEW BUSINESS

Liens (1) - *Motion to approve the APN # 681-410-015 made by Mr. Drayman, seconded by Mrs. Cioffi, motion died.* Board would like to contact the owner to discuss, Scott will reach out.

2023 Draft Budgets – The Board reviewed the budget for the upcoming fiscal year, 2023. A few line items will be adjusted such as annual color and tree trimming. Table until the October meeting.

HOMEOWNER FORUM #2 - Topics discussed were: homeowner workgroup to investigate solar, water meters put in for every unit, waste disposal, down spouts, gate at entrance, plant replacements and security measures. Possible town hall to discuss EQ insurance with the owners again. Ms. Ruegsegger to contact MOTUS.

NEXT MEETING DATES

October 29th at 9:00 AM via Zoom & December 3rd at 9:00AM via Zoom

ADJOURNMENT - With no further business, the meeting was adjourned at 11:12 a.m.

Respectfully submitted,
Shelly Ruegsegger – Senior Community Manager - PPM

John Marshall

10.29.22

John Marshall, Secretary

Date