

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING October 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, October 29, 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 - Absent
Vice President – Klee Guessford
Treasurer – Barbara Cioffi
Secretary – John Marshall
Director – Charles Drayman

OTHERS PRESENT

Shelly Ruegsegger – Sr Community Manager | Personalized Property Management
Approximately 22 homeowners

CALL TO ORDER - Mr. Guessford called the meeting to order at 9:04 a.m.

AGENDA ADDITIONS - None

HOMEOWNER FORUM - The following topics were discussed in the homeowner's open forum: gas line replacements will be happening as told to a resident by the Gas Co., disposal of paint, and status of parking lot number update.

PRESIDENTS REPORT - Mr. Gaudineer was absent from the meeting. 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 September 24, 2022, regular meeting minutes as presented by PPM. After discussion, *motion to approve the minutes as corrected made by Mrs. Cioffi, seconded by Mr. Drayman, motion carried.*

FINANCIAL STATEMENTS

Ms. Cioffi summarized the financial reports. August & September 2022 Financials were presented - 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 & Wells Fargo Advisors - An overview was provided in the board packet for review. *Motion to approve contracting with Lynn Wealth Management made by Mrs. Cioffi, seconded by Mr. Marshall, 3-yays, 1-nay.*

PPM to have Dave Lynn come to the December meeting to meet the Board and answer questions.

COMMITTEE REPORTS

1. Architectural – None
2. Maintenance
 - Waste Update – Mrs. Cioffi reported that the green carts showed up, but they were not emptied for 3 weeks. Please share information with your renters. Green

bins are only for food waste and yard waste. Food waste to be in white or clear bags. No black bags.

- Big Spa Gate – Pro is going to put straight spikes on the gate now instead of turned in ones as they will hit the wall.
3. Landscape Committee – Mr. Drayman provided a verbal report at the meeting to include update on plant replacements, Pool 3 and fronts landscape conversion, non-organic plant spray and city turf rebates. Homeowner are reminded again, not to trim common area plants or trees. Make a request to PPM.
 4. Rules Committee – Kleev Guessford – Discuss in Executive Session.
 5. Neighborhood Watch – Mr. Marshall gave a report on the status of his committee and the vehicle sticker program in progress. Hope to roll out this program in early 2023. Mrs. Cioffi would like a written summary of the proposed process to go over in depth and to share with the owners.
 6. Solar Committee – Mrs. Cioffi advised that at the last meeting volunteers were asked to investigate Solar and EV charging stations for the common areas. Five owners have volunteered. Need to pick a chairperson. More information at the December meeting.

OLD BUSINESS

Balcony Inspection (SB 326) & Maintenance Proposal – A proposal was presented from WICR who has done the balcony maintenance for the last 20 years. After review and discussion, *motion to approve the contract from WICR for \$37,095.00 made by Mrs. Cioffi, seconded by Mr. Drayman, motion carried.*

NEW BUSINESS

Liens (1) – No action.

2023 Draft Budgets – Mrs. Cioffi discussed the need for an increase to the budget to include or not include earthquake insurance. We will have a town hall meeting in January to explore EQ insurance more. *Motion to accept the 2023 budget without the EQ insurance with an increase to \$420.00 a month per unit made by Mr. Drayman, seconded by Mrs. Cioffi, motion carried.*

2022 Financial Review & Tax Returns Proposal – *Motion to approve the proposal from Beck & Company made by Mrs. Cioffi, seconded by Mr. Drayman, motion carried.*

HOMEOWNER FORUM #2 - Topics discussed were: gate access for guests, deck maintenance, car tags, sprinkler times for running, need a schedule. PPM to ask Pro for a schedule for the board.

NEXT MEETING DATES - December 3, 2022, at 9:00 AM via Zoom

ADJOURNMENT - With no further business, the meeting was adjourned at 10:51 a.m.

Respectfully submitted, Shelly Ruegsegger - Senior Community Manager - PPM

John Marshall

John Marshall, Secretary

12.3.22

Date