

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING
December 3, 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, December 3, 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 – Senior Community Manager | Personalized Property Management
Approximately 14 homeowners

CALL TO ORDER

President Scott Gaudineer called the meeting to order at 9:02 a.m.

AGENDA ADDITIONS

None

HOMEOWNER FORUM #1

The following topics were discussed in the homeowner's open forum: converting homeowner patio sprinklers on their own water source.

PRESIDENTS REPORT

Mr. Gaudineer stated a report was made and distributed November 9, 2022, and another is scheduled for the following week. 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 October 29, 2022, Regular Meeting minutes. After discussion, ***motion to approve the minutes of the October 29, 2022, Regular Meeting as presented made by Mr. Guessford, seconded by Mr. Drayman, motion carried.***

FINANCIAL STATEMENTS

October 2022 Financials – Ms. Cioffi summarized the financial reports as of October 2022. After review and discussion, ***motion to accept the financials for the month of October 2022 for filing as submitted by PPM made by Mr. Marshall, seconded by Mr. Drayman, motion carried.*** (Full Financial Statements are emailed to the Board prior to the meeting).

Strategic Plan Update – The Board reviewed the update to the reserve strategic plan which lays out the projected components of the HOA to maintain each year. No action.

Lynn Wealth Management – Dave Lynn attended and introduced himself, his company, and how the company operates in cooperation with the HOA and the management company. Questions were asked by the Board.

After discussion, *motion to direct Ms. Ruegsegger & Mr. Lynn to close the Morgan Stanley account and transfer funds to Lynn Wealth Management for investing made by Mrs. Cioffi, seconded by Mr. Guessford, motion carried.*

COMMITTEE REPORTS

1. Architectural – The Board discussed requesting additional information from homeowners prior to reviewing an application for improvements. The ARC Committee is to direct Mr. Evans to what information they need to see for specific types of applications before reviewing.
2. Maintenance – There was discussion on lighting the tennis courts on the south end. Mrs. Cioffi recommended holding off on the installation of any lighting due to cost.
3. Landscape Committee – Mr. Drayman summarized the pool 3 and street landscape conversion plan, and that plant replacements were to be completed soon. DWA noted that the community is being used as an example of desertscape conversion and the positive impacts it can have. After discussion, *motion to continue with pool 3 and street fronts of the desertscape conversion in the amount of \$95,000.00 after rebates made by Mr. Guessford, seconded by Mr. Marshall, motion carried.*
4. Rules Committee – Mr. Guessford noted this will be discussed in the Executive Session.
5. Neighborhood Watch – Mr. Marshall summarized the meeting the committee had last month and noted concerns about security issues. The committee would like to accelerate the front gate and camera project to hopefully act as a deterrent. The committee will begin obtaining all the costs to then present to the Board. The committee also reminded homeowners not to leave anything visible in their cars to avoid possible break ins. The Board would like to pursue vehicle parking passes and hanging tags. Mr. Guessford & Mr. Marshall will begin researching costs to implement this.
6. Solar Committee – Andrew stated that the committee has divided up the duties for researching installation of EV chargers in the community. The committee will meet in mid-December to evaluate progress on this. The committee also discussed the possibility of using an app called Slack to communicate with homeowners.

OLD BUSINESS

None.

NEW BUSINESS

Liens (0)

Holiday Decorations Clubhouse – No action currently. Next year look into having a company decorate and put lights on trees.

2023 Roof Maintenance & Downspout Cleaning – The Board reviewed the roof maintenance, lint cleaning and downspout cleaning contract from RAM Roofing. After discussion, *motion to accept the 2023 roof maintenance and downspout cleaning in the amount of \$16,380.00 made by Mrs. Cioffi, seconded by Mr. Guessford, motion carried.*

HOMEOWNER FORUM #2

The following topics were discussed in the homeowner's open forum: member support for parking passes and community gates (although who would monitor the parking passes), positive comments on additional lighting at the tennis courts, suggestions on variable speed pumps for the pools, and questions on pool heating.

NEXT MEETING DATES

Townhall for Earthquake Insurance Broker – TBD
Regular – January 28, 2023 @ 9:00 a.m. – via ZOOM

ADJOURNMENT

With no further business, the meeting was adjourned at 11:02 a.m.

Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager - PPM

John Marshall

1.28.23

John Marshall, Secretary

Date