

## VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING January 28, 2023 - 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, January 28, 2023, 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 – Klee Guessford  
Treasurer – Barbara Cioffi  
Secretary – John Marshall  
Director – Charles Drayman

### OTHERS PRESENT

Shelly Ruegsegger – Senior Community Manager | Personalized Property Management  
Approximately 17 homeowners

### CALL TO ORDER

President Scott Gaudineer called the meeting to order at 9:00 a.m.

### AGENDA ADDITIONS

Recycle Bins

### HOMEOWNER FORUM #1

The following topics were discussed in the homeowner's open forum: Pickleball, procedures to reserve the Clubhouse, extra seating and shade on courts, if use Clubhouse, need an insurance rider on owner's condo policy, pickleball stripping on both courts, plant replacements and watering in patios.

### PRESIDENTS REPORT

Mr. Gaudineer stated a report will be distributed and placed on the HOA website and emailed out to owners with email addresses within PPM's database, by Mrs. Cioffi.

### APPROVAL OF MINUTES

The Board reviewed the December 3, 2023, Regular Meeting minutes. After discussion, *motion to approve the minutes of the regular meeting as corrected made by Mr. Guessford, seconded by Mr. Drayman, motion carried.*

### FINANCIAL STATEMENTS

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

Lynn Wealth Management – Ms. Cioffi explained that the board is changing from Morgan Stanley to the above investment firm. Signatures are in the works and money will be transferred shortly and re-invested.

## COMMITTEE REPORTS

1. Architectural – Mr. Gaudineer reported there was one application for tiling a front patio and a discussion with an owner who put in an AC/condensate line with no approval. The board is following up on that. He reminded folks that if you want to make exterior changes, it is first wise to have a conversation with PPM.
2. Maintenance – Ms. Cioffi noted that the roof maintenance is to start tentatively depending on weather, March 6, 2023. WICR is in the middle of doing the balcony inspections and the board will get a report on them when the work is finished. Ms. Cioffi also discussed trash and the new green bins. Owners are putting the wrong items in them. She recommended signs on the top of each bin.
3. Landscape Committee – Mr. Drayman reported the pool 3 conversion work is underway to include street fronts. He also indicated at the February meeting he will present the tree trimming inventory and bid for the board's consideration.
4. Rules Committee – Mr. Guessford noted this will be discussed in the executive session.
5. Neighborhood Watch – Mr. Marshall said the committee is still working on the policy for the hang tags and vehicle stickers. A letter will be created and reviewed by the board, to go out to the membership soon.
6. Solar Committee – Andrew gave a power point report on solar panels, solar water heating and carport placement. There was discussion regarding all the above and he stated there may be a federal credit on the panels. He also asked the board to consider using Slack to internally communicate with all the owners of the HOA. No action currently.
7. Gate Committee – Mr. Gaudineer stated the board is still considering entry gates to the community. Will have more information at the February meeting and if a survey is sent, it will have more data than the previous one sent.

## OLD BUSINESS

Parking Lot Signage – To identify parking lot numbers – PPM presented a proposal to put in numbered metal signs at each parking lot for emergency vehicles or guests, UPOS etc. The board asked PPM to get a proposal for flagstone signs. Tabled until February's meeting.

Clubhouse Restroom Doors – Proposal in the packet from Vantage Point to paint, put a metal plate to not jimmy the doors open, adjust closers and new locks. After discussion, *motion to approve a NTE of \$1500.00 made by Mr. Guessford, seconded by Mr. Marshall, motion carried.*

## NEW BUSINESS

Liens (0)

Replacement Community Entry Lighting – Proposal in the packet from Grayco Electric to remove and replace 20 fixtures total in the amount of \$7,408.00. After discussion, Parking Lot Signage – To identify parking lot numbers – PPM presented a proposal to put in numbered metal signs at each parking lot for emergency vehicles or guests, UPOS etc. The board asked PPM to get a proposal for flagstone signs. Tabled until February's meeting.

Clubhouse Restroom Doors – Proposal in the packet from Vantage Point to paint, put a metal plate to not jimmy the doors open, adjust closers and new locks. After discussion, *motion to approve a NTE of \$7900.00 to include replacing the wall sconces on the entry walls made by Mr. Drayman, seconded by Mr. Gaudineer, motion carried.*

Pickleball/Court Resurface – Ms. Ruegsegger suggested doing the resurface of all courts this year, to include making the east courts only pickleball and the south/west courts PB/tennis combined. The board would like quotes, but more discussion is needed to finalize the layout. The board also asked PPM to get a quote for lighting on courts 3&4.

HOMEOWNER FORUM #2

The following topics were discussed in the homeowner’s open forum: Pickleball, carport lights, annual flowers, and pool heating.

NEXT MEETING DATES

Townhall for Earthquake Insurance Broker – TBD  
Regular – February 25, 2023 @ 9:00 a.m. – via ZOOM  
Annual Meeting – April 1, 2023 @ 9:00 a.m. – location TBD

ADJOURNMENT

With no further business, the meeting was adjourned at 10:42 a.m.

Respectfully submitted,  
Shelly Ruegsegger  
Senior Community Manager - PPM

*John Marshall*

**2.25.23**

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John Marshall, Secretary

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Date