

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING March 25, 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, March 25, 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 – Kleev Guessford
Secretary – John Marshall
Director – Charles Drayman

OTHERS PRESENT

Shelly Ruegsegger – Senior Community Manager | Personalized Property Management
Approximately 15 additional homeowners were in attendance.

CALL TO ORDER

Board President Scott Gaudineer called the meeting to order at 9:01 a.m.

AGENDA ADDITIONS

None

HOMEOWNER FORUM #1

The following topics were discussed in the homeowner's open forum: landscape trimming schedule, dryer vent cleaning, HVAC condensation line clog, awning install request, restroom lock code, common area lighting, handyman options, pickleball court project, olive tree spraying, landscape debris, addition of non-grapefruit citrus trees, and the landscape conversion crew.

PRESIDENTS REPORT

Mr. Gaudineer will send an email blast reminder that the Annual Meeting will be held on Saturday, April 1, 2023 and a Town Hall Meeting regarding earthquake insurance will be held the following Saturday, April 8, 2023.

APPROVAL OF MINUTES

The Board reviewed the February 25, 2023, regular meeting minutes. After discussion, *motion to approve the minutes of the regular meeting as corrected made by Mr. Guessford, seconded by Mr. Marshall, motion carried.*

FINANCIAL STATEMENTS

February 2023 Financial – Mr. Marshall summarized the financial report and Mr. Gaudineer focused on actuals versus budgeted expenses. After review and discussion, *motion to accept the February financial 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 – The Board reviewed the investment summary as presented. After review and discussion, *motion to approve purchase of one additional CD for \$100,000 out 36 months to April 2026 at 5.45% interest, made by Mr. Marshall, seconded by Mr. Drayman, motion carried.*

COMMITTEE REPORTS

1. Architectural – A solar installation application was received. The homeowner will sign an indemnity agreement and then be responsible for roof maintenance going forward.
2. Maintenance – The tennis court project/pickleball conversion was discussed. *A motion to convert one tennis court in each of the two areas, (one illuminated and one non-lighted), to 6 pickleball courts was made by Mr. Guessford, seconded by Mr. Marshall, motion carried.*
Proposed entry light fixtures were reviewed by the Board and discussed. This discussion was tabled for a future meeting as the current fixtures are working.
Mr. Guessford provided an update on the parking lot signage project.
3. Landscape Committee – Mr. Drayman reported that Pro will be using an organic weed killing spray. The dead weeds were not removed after the last application. Management and the Committee have brought this to the landscapers' attention.
Proposals to remove pavers and install a concrete walkway at parking lot 14 were received from Pro Landcare and Vantage Point Construction, *motion to accept the concrete proposal from Vantage Point for \$2,000.00 made by Mr. Guessford, seconded by Mr. Drayman, motion carried.* Additionally, after discussion, *motion to accept the proposal from Pro, #1900 for \$2,885.00 to install boulders for security at parking lots 12 and 13, made by Mr. Marshall, seconded by Mr. Guessford, motion carried.*
Parking lot 14 disabled parking space needs attention and will be looked at by the Architectural Committee.
Proposals for new landscape lighting at pool 3 area were requested.
Tree trimming and stripping is expected to be completed within a week. Fruit removed from citrus trees will be made available to residents at the Clubhouse.
4. Neighborhood Watch – Mr. Marshall shared a photo of the reflective parking decals being ordered. A revised proposal was received for the parking tags and decals, it is \$206.06 more than was previously approved; *motion to approve the additional amount was made by Mr. Guessford, seconded by Mr. Drayman, motion carried.* Additionally, after discussion, *motion to allow John Marshall to purchase the decals and tags and be reimbursed for the total amount of \$2,406.06, made by Mr. Guessford, seconded by Mr. Gaudineer, motion carried.*
Neighborhood Watch signs have been installed.
5. Solar Committee – Mr. Andrew Britt is working PPM for 3rd party authorization to communicate with the assigned case manager from Edison regarding the EV charging stations.
6. Gate Committee – Ms. Ruegsegger stated only 65 completed surveys have been received from homeowners and provided the information received to date. The design of the gate and estimates are pending.

NEW BUSINESS

Liens (1) - *Motion to approve APN# 681-410-008 made by Mr. Guessford, seconded by Mr. Drayman, motion carried.*

Discussion Items:

- A. WIFI for the Clubhouse – PPM to work on facilitating.
- B. Irrigation Audit – Proposal is pending for April 2023 meeting.
- C. Annual Meeting Prep – Inspectors of Election have been appointed, quorum has been achieved by the number of ballots received. A community pizza luncheon is scheduled in the Clubhouse following the Annual Meeting.

HOMEOWNER FORUM #2

The following topics were discussed in the homeowner’s open forum: Board member Barbara Cioffi’s resignation from the board, pizza luncheon, fruit tree replacement, approved patio lights, and PPM contact information.

NEXT MEETING DATES

Annual Meeting - April 1, 2023 @ 9:00 a.m. via Zoom
Townhall Meeting - Earthquake Insurance – April 8, 2023 @ 9:00 a.m. via Zoom
Regular Meeting - April 29, 2023 @ 9:00 am via Zoom

ADJOURNMENT

With no further business, the meeting was adjourned at 11:19 a.m.

Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager - PPM

John Marshall

4.29.23

John Marshall, Secretary

Date