

## VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING April 29, 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, April 29, 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  
Treasurer – John Toogood  
Director – Joe Tretter  
Director – Charles Drayman

### OTHERS PRESENT

Shelly Ruegsegger – Senior Community Manager | Personalized Property Management  
Approximately 23 additional homeowners were in attendance.

### CALL TO ORDER

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

### AGENDA ADDITIONS

Executive - Handyman

### HOMEOWNER FORUM #1

The following topics were discussed in the homeowner's open forum: landscaper incident, desertcape issue at an owner's unit, needs curb against unit, Mr. Drayman and MR. Gaudineer to meet with Pro on it about reducing the grade above foundation height and agave blooms.

### PRESIDENTS REPORT

Mr. Gaudineer will send out the April report after this meeting to the owners and on the website.

### APPROVAL OF MINUTES

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

### FINANCIAL STATEMENTS

March 2023 Financial – Ms. Ruegsegger summarized the financial report. After review and discussion, *motion to accept the March 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. No action currently.

### COMMITTEE REPORTS

1. Architectural – Continue to receive a request for windows and door replacement once a month. A solar installation application was approved and is in motion with an owner.

2. Maintenance – The tennis court project/pickleball conversion was discussed. *Motion to convert the west tennis courts into 8 pickleball courts and the east tennis courts resurfaced with a NTE price of \$40,000.00 - \$45,000.00 (ratify final at next meeting) made by Mr. Guessford, seconded by Mr. Drayman, motion carried.*

WIFI Clubhouse – PPM is working on this for the board. Spectrum came out once but had an issue, will continue to work on with the room acoustics.

Pool Furniture Update – In process of picking up broken furniture to repair or replace.

3. Landscape Committee – Mr. Drayman presented a foldout of an original sales brochure for New Horizons.
  - a. The curb proposal to extend the ramp at parking lot 14 was presented from Pro Landscape and Vantage Point. *Motion to approve the proposal from Vantage Point in the amount of \$2695.00 made by Mr. Drayman, seconded by Mr. Guessford, motion carried.*
  - b. Tree trimming – A proposal was presented to trim 155 palm trees at \$7340.00, estimate # 1911 from Pro Landscape. *Motion to approve the above made by Mr. Marshall, seconded by Mr. Guessford, motion carried.*
  - c. Plant Replacement – Ratify – A proposal was in the packet from Pro Landscape for \$1537.00 for plant replacement. *Motion to ratify the above made by Mr. Guessford, seconded by Mr. Drayman, motion carried.*
  - d. Irrigation Assessment Conserve Landcare – There is concern about making sure the existing systems are working adequately. A proposal was presented for \$14,560.00 to assess all components of the HOAs irrigation systems along with a report and recommendations, if any. Mr. Guessford would like more proposals, Mr. Gaudineer suggested perhaps DWA might know of other firms who can do this work. No action currently. Look for more bids over the summer.
  - e. Pool 3 Lighting Estimates 2544, 2545 (1 lollipop moved, price next meeting) & 2546 – The board discussed lighting for the landscaping areas with a pagoda style light. The board would rather see a style that does not shine light in your eyes. Recommend a 4-tier pagoda light in black matte finish. Move any fixtures out of turf areas also to not get hit by mowers. *Motion to approve the proposals from Grayco Electric in the amount of \$16,287.00 made by Mr. Guessford, seconded by Mr. Drayman, motion carried.*
4. Neighborhood Watch – Mr. Marshall updated all on the auto decals & guest tags for vehicles. The decals were ordered and sent, and they were all incorrect, they were not as ordered and signed off on. Company to re-do them and send them out for free. More to come later. There was a suspicious truck one morning that Mr. Marshall saw, and they were stealing HOA plants that were not planted yet. There was an owner who caught a video and pictures of the plate and truck. PPM filed a police report. Total stolen about \$2,000.00.
5. Solar Committee – Mr. Tretter stated the committee needs more direction from the board on what is needed around the property. The committee has contacted SCE, they have yet to get in touch with Andrew.

6. Gate Committee – Ms. Ruegsegger stated of the 252 homes, only 69 surveys were received with 41 yes and 24 no. There were apps turned in with the annual meeting ballots, but they have not been received by PPM yet. Committee still researching, no action currently.

#### OLD BUSINESS

5 Year Repair/Replacement Plan Discussion – The board will have a study session this summer.

#### NEW BUSINESS

Liens (0) – None

2023-2024 Insurance Renewal – Proposal in the packet from LaBarre-Oksnee for \$64,356.00.

*Motion to approve the above proposal made by Mr. Guessford, seconded by Mr. Drayman, motion carried.*

#### HOMEOWNER FORUM #2

The following topics were discussed in the homeowner’s open forum: vacated board seat, pool umbrellas, Slack,

#### NEXT MEETING DATES

Regular Meeting – May 27, 2023 @ 9:00 am via Zoom

#### ADJOURNMENT

With no further business, the meeting was adjourned at 10:56 a.m.

Respectfully submitted,  
Shelly Ruegsegger  
Senior Community Manager - PPM

*John Marshall*

5.27.23

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John Marshall, Secretary

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Date