

**VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING**  
**May 27, 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, May 27, 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 12 homeowners were in attendance.

**CALL TO ORDER**

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

**AGENDA ADDITIONS**

None

**APPOINTMENT TO OPEN BOARD SEAT**

***Motion to approve the appointment of Alyssa Plut as a Director for the remaining term of the seat made by Mr. Marshall, seconded by Mr. Drayman, motion carried.***

**HOMEOWNER FORUM #1**

The following topics were discussed in the homeowner's open forum: desertscape issue at an owner's unit and drainage, Mr. Drayman and Mr. Gaudineer to investigate it, gopher or ant mounds in common areas, excess water running down the street, Slack, lighting,

**PRESIDENTS REPORT**

Mr. Gaudineer will send out the May report after this meeting to the owners and have Ms. Ruegsegger post it on the website.

**APPROVAL OF MINUTES**

The Board reviewed the April 29, 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**

April 2023 Financial – Mr. Toogood & Ms. Ruegsegger summarized the financial report. After review and discussion, ***motion to accept the April 2023 financial for filing as submitted by PPM made by Mr. Drayman, seconded by Mr. Guessford, 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, *motion to approve the investment summary as presented with the purchase of 2 - \$50,000 CDs made by Mr. Guessford, seconded by Mr. Joe Tretter, motion carried.*

### COMMITTEE REPORTS

1. Architectural –
  - a. Mr. Tretter had his solar installed and if anyone wants to see it, he is at 2416 LC.
  - b. One patio awning was approved.
2. Maintenance –
  - a. Pool 3, proposal to replace/remove lollipop lights from Grayco - *motion to approve the proposal as presented made by Mr. Drayman, seconded by Mr. Guessford, motion carried.*
  - b. WIFI Clubhouse – Nick Evans from PPM is working on this with Spectrum. Joe Tretter volunteered to help with this installation of the equipment or Mr. Gaudineer will get in touch with Best Buy.
  - c. Tennis/PB update – Mrs. Berini to walk the courts with PSTC to look at spacing etc. shortly.
3. Landscape Committee –
  - a. Pool 3 update – closer to being finished however Pro may add more men to get it done and submit for the rebates. Mr. Toogood and Mr. Drayman had a walk thru and saw significant improvements but still need to keep Pro on track. Owners report any work order issues to Mark See at PPM.
  - b. Tree trimming and plant replacement – palms to be trimmed in the next week or so and Ms. Ruegsegger will stay on top of it.
4. Neighborhood Watch –
  - a. Per Mr. Marshall, machine still broken for the owner tags from the company, still waiting for replacements.
5. Solar Committee –
  - a. Mr. Gaudineer will work with Andrew on this as Edison is in no hurry to assist in pushing this forward. There are consultants that Andrew has reached out to and only one person called back. Mr. Gaudineer will call Andrew to discuss it more in depth.
6. Gate Committee –
  - a. Mr. Marshall stated this is still in the investigative stage. Nothing to report today.
7. Rules - in Executive

### OLD BUSINESS

None

### NEW BUSINESS

Liens (0)

EQ Insurance 2024 Budget – Mr. Gaudineer stated that it may be good for the HOA to get the insurance for 2024. All board members agreed. Ms. Ruegsegger to work on the 2024 budget with Mr. Toogood to present a draft prior at the September board meeting.

### HOMEOWNER FORUM #2

The following topics were discussed in the homeowner's open forum: another awning request has been submitted, next meetings, coyotes, and a pack of dogs roaming around the property.

NEXT MEETING DATES

Dark – July & August

Regular Meeting – September 30, 2023 @ 9:00 am via Zoom

ADJOURNMENT

With no further business, the meeting was adjourned at 10:36 a.m.

Respectfully submitted,  
Shelly Ruegsegger  
Senior Community Manager - PPM

*John Marshall*

6.24.23

---

John Marshall, Secretary

---

Date