

## VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING June 24, 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, June 24, 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 – Absent  
Director – Alyssa Plutt

### OTHERS PRESENT

Shelly Ruegsegger – Senior Community Manager | Personalized Property Management  
Approximately 2 homeowners were in attendance.

### CALL TO ORDER

Board 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: none.

### PRESIDENTS REPORT

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

### APPROVAL OF MINUTES

The Board reviewed the May 27, 2023, regular meeting minutes. After discussion, *motion to approve the minutes of the regular meeting as presented, made by Mr. Marshall, seconded by Mr. Guessford, motion carried.*

### FINANCIAL STATEMENTS

May 2023 Financial – Mr. Toogood summarized the financial report. After review and discussion, *motion to accept the May 2023 financial for filing as submitted by PPM made by Mr. Tretter, seconded by Mr. Guessford, motion carried.* (Full Financial Statements are emailed to the Board prior to the meeting).

### COMMITTEE REPORTS

#### I. Architectural

Mr. Gaudineer advised there were two awnings and two window & door replacement applications approved.

There was discussion on the different security screens in the HOA and how to make them all uniform. They don't need to be removed but perhaps when a unit sells the new owner can be

advised to change it out to one the HOA may have on a pre-approved list. No action currently as some of the Board members weren't necessarily in agreement. It was suggested that perhaps a rule change going forward is necessary for future Architectural requests.

Also discussed were the parking lot signs (with a picture in the packet), to be lit and attached to the trash enclosure. Must run conduit and electricity to it. It is rather expensive. It was recommended to better light the signs that are currently on the trash enclosures. Tabled.

Best Buy - Proposal in the packet for all the components needed for the hybrid meetings in the clubhouse. Total was \$4178.86. Working with Spectrum currently to get the WIFI to the clubhouse. Mr. Tretter suggested a PC over a laptop. After discussion, *motion to accept the proposal with a NTE of \$5,000.00 made by Mr. Tretter, seconded by Mr. Toogood, motion carried.*

PSS Alarm Package & Monitoring - Mr. Marshall asked if we could shop the monitoring fees. Ms. Ruegsegger & Mr. Marshall to research. Would the cost be cheaper if you move to WIFI and not cell service. Tabled.

Clubhouse Acoustics – There was a proposal presented for \$18,700 to use a FabriTRAK system for the walls. Board will not entertain this price, think it's a bit overkill. There is an acoustics engineer that lives in Villas. Mr. Gaudineer stated let's get the system up and running, then go from there.

## 2. Maintenance

Pickleball/Court Resurfacing – Scheduled for mid-July 2023.

Barbara Cioffi and Kleev Guessford did a walk thru of the property on 6.20.23 and provided the list to PPM who will do work orders to Alan for any repairs. Also Mr. Guessford asked that the men's room vanity be replaced as it is falling apart. There was a suggestion to remove the patricians in the restrooms also as they are not needed.

Heating of Pools in the Fall – Discussion was had on how to cut down on gas costs which are rising sharply. Mrs. Plutt suggested that solar be investigated further for the heating of the pools. We can try one pool and monitor the usage and go from there. More research is warranted and favorable to the Board. Perhaps in the future a combo of Solar and Gas can be used. There was discussion on the current system on the carports. The Committee will work on this more for the Board.

Dumpster Inspections – It was just asked that each board member periodically inspect the dumpster areas for items stored there that must be hauled away. Perhaps one day the HOA will hold two annual bulk pick up days for the owners. Mrs. Plutt will notify owner's through Slack about the bulky item pick up.

Clubhouse Painting – Vantage Point Construction – Add to the 5-year plan and look at other quotes. Tabled.

### 3. Landscape

North-West Portion of Property – New & Replacement Lighting – There was a proposal presented from Grayco Electric to add new pagoda lights and replace old fluorescent lights. After discussion, *motion to approve the proposal for \$5279.00 made by Mrs. Plutt, seconded by Mr. Toogood, motion carried.*

Pool 3 – Rebate for desertscape was approved at \$55,000.00 by DWA. It was also mentioned that the Board will be going out to bid on the Landscape Contract this Fall. Mr. Gaudineer to provide Ms. Ruegsegger with a draft RFP.

Grayco Monthly Maintenance Contract – After discussion - *motion to accept the monthly contract to do light checks for \$199.00 a month made by Mr. Guessford, seconded by Mr. Tretter, I abstain, motion carried.*

4. Neighborhood Watch – Auto Decal & Guest Tag Update – Mr. Marshall stated that he spoke with Smart Sign, parking permit company, still don't have a part for the cutting of the stickers etc., we should know for sure in a month the status.
5. Solar EV Charging Stations – Mrs. Plutt did not have any recent updates. She will plan a future meeting but stated the HOA can contract with a company for individual chargers then the owner would pay for the usage.
6. Entry Gates – Mr. Marshall said that Kleev, him and Charles met with a few gate contractors, still in the process of waiting for the estimates. They have toured a couple of the company's shops, gates etc. Mr. Guessford stated that he still doesn't know for sure if there is a community-wide interest. Mr. Marshall will get Ms. Ruegsegger's list and update it with the surveys he has and send to the Board. Mr. Gaudineer will do some conceptual design over the Summer and provide it to the Board.
7. Rules Enforcement – In Executive session under member discipline.

### OLD BUSINESS

Strategic Plan Update – The matrix was discussed, and Mr. Gaudineer stated a separate meeting is needed down the road to come together and project another 5 years on future projects.

### NEW BUSINESS

Liens (1) - *Motion to approve APN #681-390-007 made by Mrs. Plutt, seconded by Mr. Toogood, I – abstain, motion carried.*

### HOMEOWNER FORUM #2

The following topics were discussed in the homeowner's open forum: posting of the survey results on the gate install, Slack & set up a channel for full time owners, plant replacements, solar heating & the website.

Mr. Guessford stated it is important to sign onto the website and sign up for notification, you will receive notice by email when a new message or document is posted.

NEXT MEETING DATES

Dark – July & August

Board Boot Camp – July 8, 2023 – 9:00am

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

ADJOURNMENT

With no further business, the meeting was adjourned at 10:55 a.m.

Respectfully submitted,

Shelly Ruegsegger

Senior Community Manager - PPM

*John Marshall*

9.30.23

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John Marshall, Secretary

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Date