

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING September 30, 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, September 30, 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
Secretary – John Marshall
Treasurer – John Toogood
Director – Joe Tretter
Director – Charles Drayman
Director – Alyssa Plutt - Absent

OTHERS PRESENT

Shelly Ruegsegger – Senior Community Manager | Personalized Property Management
Approximately 16 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: landscaping issues, analysis of sprinkler system, pool 7 walkway has gravel that has broken a slider twice, would like it removed, bags of dog food do not go into the green bins, front entry gates, pest control, architectural committee approval timeframe, grading of landscaping, and stucco repairs. It was recommended the Landscape Committee do a walk thru to look at the grading issue HOA wide.

PRESIDENTS REPORT

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

APPROVAL OF MINUTES

The Board reviewed the June 24, 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

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

Lynn Wealth Management – No action. Review in October 2023.

COMMITTEE REPORTS

1. Architectural

Mr. Gaudineer stated there is just one application outstanding for windows and doors. He will refer to Nick for the status.

Spectrum – Amount to install Wi-Fi to the clubhouse is \$9034.00. After discussion, *motion to approve the proposal as presented, made by Mr. Gaudineer, seconded by Mr. Guessford, motion carried.* Ms. Ruegsegger will ask Nick to investigate Starlink and Mr. Tretter will investigate a T Mobile cell modem. Tabled for further information.

Front Entry Gates – The board has investigated rough costs and there was a rendering shared on the screen that Mr. Gaudineer did. There are things to be considered further like control systems, drop gate, pedestrian gate, lighting, and the around area. Next step – to put together bids that are apples to apples to further present information to the owners. Mr. Drayman stated that when the survey went out, there was a majority that voted for the gates.

Lights Along the Berm – Parking lot 4 – 8 – Mr. Gaudineer stated we will want to bring a proposal to the next meeting. Mr. Toogood stated there are a few lights that need to be checked and he will send PPM the information. Ms. Ruegsegger asked if there is a light fixture broken moving forward, that we replace with the new fixtures. Mr. Guessford stated the new lights at the corner of the property light the walkways too and we need plantings done to deter trespassers as now the lights illuminate a way in.

2. Maintenance

Ratify Men's Room Vanity – After discussion, *motion to approve the proposal from Vantage Point Construction, made by Mr. Guessford, seconded by Mr. Drayman, motion carried.* Pro is opening and propping the bathroom door open. We need to tell them to stop doing this, this is why we put coded locks on the doors.

Need another location for Pro to charge their blower batteries. See if there is electricity in their shed. *Motion to approve the installation of this, made by Mr. Drayman, seconded by Mr. Guessford, motion carried.*

Pool Vault Covers – There was a proposal in the packet to put new vault covers over the pool pit equipment areas. The board agreed it is costly. Tabled to get another bid.

Retaining Wall Lot 8 – The wall is splitting as seen in a picture from Mr. Guessford. Ms. Ruegsegger to get a bid to fix the wall from Vantage Point Construction for the next meeting and walk the entire project to look at all the walls.

3. Landscape

Mr. Drayman stated there are proposals 1946-1952 in the packet from Pro Landscaping. After discussion:

Motion to approve the Pro proposals 1936 & 1952 in the amount of \$12679.00 & \$1762.35 to desertscape south of the tennis courts and place a walkway, made by Mr. Guessford, seconded by Mr. Drayman, motion carried.

Motion to approve the Pro proposal 1947 in the amount of \$30,481.00 to desertscape southwest of the tennis courts, made by Mr. Drayman, seconded by Mr. Guessford, motion carried.

Motion to approve the Pro proposal 1949 in the amount of \$9108.44 to desertscape around the flagpole area, made by Mr. Drayman, seconded by Mr. Toogood, motion carried.

Motion to approve the Pro proposal 1951 in the amount of \$4850.88 to place a bed along the street side of the dog park to buffer water run-off and add some plants, made by Mr. Drayman, seconded by Mr. Toogood, motion carried.

Motion to approve the Pro proposal 1950 in the amount of \$205,254.14 & 41685.28 to finish all the remaining street side desertscape, made by Mr. Drayman, seconded by Mr. Toogood, motion carried.

Plant Replacement Proposal - Motion to approve the Pro proposal for plant replacement in the amount of \$17640.00, made by Mr. Drayman, seconded by Mr. Toogood, motion carried. Pay from reserve account.

We need to have a timeframe so that all this gets done in a timely manner. Mr. Drayman and Ms. Ruegsegger will take care of this with Pro.

4. Neighborhood Watch – Auto Decal & Guest Tag Update – Mr. Marshall stated that he has the tags and stickers and explained how they will work. Expect to have a letter done to the owners and will be sent to the ones that are registered with the HOA. A new vehicle registration form will be sent out again also. Perhaps send with the budget package.
5. Solar EV Charging Stations – Mrs. Plutt was absent from the meeting so there was no report.
6. Rules Enforcement – In Executive session under member discipline.

OLD BUSINESS

Pickleball Requests & Signage – There was an email with some requests for the courts to include sun sails for shade, signs, and benches. Motion to approve the proposal from Sign a Rama in the amount of \$495.00 to apply the signs on all the courts, made by Mr. Guessford, seconded by Mr. Drayman, motion carried. Mr. Gaudineer will order the shade covers and investigate the cost of the benches.

Pool Heating Turn on Date – To be done October 13, 2023. Mr. Guessford stated that cost savings methods need to be investigated.

NEW BUSINESS

Draft 2024 Budget Discussion – Mr. Toogood and Ms. Ruegsegger will be working on this and bring the draft to the October meeting.

CORRESPONDENCE

FHA Approval - Ms. Ruegsegger stated this is a non-issue as of the meeting date.

HOMEOWNER FORUM #2

The following topics were discussed in the homeowner's open forum: Slack, carport parking, rules enforcement, car charging stations, need better communication – Slack, owner will do a one page instruction sheet to email out to owners on how to sign up, flag needs to be replaced, front entry gates, vehicle stickers and decals.

NEXT MEETING DATES

Regular Meeting – October 28, 2023 @ 9:00 am via Zoom

Strategic Planning – October 14, 2023 @ 9:00 am

ADJOURNMENT

With no further business, the meeting was adjourned at 11:59 a.m.

Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager - PPM

John Marshall

10.28.23

John Marshall, Secretary

Date