

## VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING October 28, 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, October 28, 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

### OTHERS PRESENT

Shelly Ruegsegger – Senior Community Manager | Personalized Property Management  
Approximately 20 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, furniture in trash areas, pool heating, architectural application form make fillable, trees not trimmed and stucco repairs.

### PRESIDENTS REPORT

Mr. Gaudineer will do the October report after this meeting and have Ms. Ruegsegger email it out and post it on the website.

### APPROVAL OF MINUTES

The Board reviewed the September 30, 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

September 2023 Financials – Mr. Toogood summarized the September financial report. After review and discussion, *motion to accept the financial for filing as submitted by PPM made by Mr. Drayman, seconded by Mr. Toogood, motion carried.* (Full Financial Statements are sent to the Board from the portal prior to the meeting). Lynn Wealth Management – No action.

### COMMITTEE REPORTS

#### I. Architectural

Mr. Gaudineer stated he received an application yesterday and it lacked information so it was returned to PPM. He asked when owners submit, to make everything as clear as possible so it does not get kicked back.

Spectrum –Mr. Gaudineer stated that the contract has been signed and Mr. Evans from PPM is awaiting a start date and will report back once he knows.

Front Entry Gate Design Features – Mr. Gaudineer would like to come up with design features so that a contractor can give us a bid. There was a rendering at the last meeting for the board to review. He asked that board members email him with any ideas to move forward. Items to be looked at are the kiosk, stop bar, lighting, spikes (noise level) and pedestrian gate. The logical meeting to have this ready would be for the annual meeting (April 2024) but to have a draft package ready in January 2024.

2. Maintenance

Hours of PB Play – The board discussed the noise level of Pickleball (PB) and how it affects the homeowners around the courts. PB courts are not lit so that limits the play to daylight hours only during this season of daylight savings. The recommended hours would be 8am – 8pm in the summer but subject to seasonal lighting hours. Ms. Ruegsegger to get signs for the PB courts. After discussion, *motion to approve getting signs for the courts, PB, 8-8 and Tennis 8-10, made by Mr. Guessford, seconded by Mr. Drayman, motion carried.*

Shade for Courts & Benches – In the packet there were costs for shade sails, carabiners to strap them in the corners and benches for all the courts. Mr. Marshall stated that we had already discussed shade and structures and we decided there was not going to be anything else provided. He also stated that the sails will block lighting and the benches may disappear. Per Mr. Guessford, putting up the sails as a courtesy may be nice but he questions the quality of the benches. He says we should add seating back at a good cost and investigate what our tennis experts may recommend.

3. Landscape

Flowerpots for the Clubhouse – Per Mr. Drayman, we are looking at getting 48-inch pots to plant annuals in at the clubhouse, but we want to wait on this to see if we get new landscape professionals in. Tabled.

*Motion to approve the Pro proposal 1956 for \$5,120.00 to add 160 plants to secure the perimeter, made by Mr. Drayman, seconded by Mr. Toogood, motion carried.*

4. Neighborhood Watch – Mr. Marshall stated that he has no update.

Solar EV Charging Stations & Hot Water Solar – Mrs. Plutt stated she has nothing on the EV charging stations. On the hot water solar, they had a company come (TBD Solar-Larry) out to look at this and check the system to bid on it. They had him turn on pool 10, with one leaking panel and valve found. To fix would be \$600.00. They had him do it while he was there. Pool 10 had been running on solar for a couple days as of this meeting. Chon from Laguna Falls was present for the conversation. The problem, as advised by John Plutt, with the current systems, is there are clamps that loosen and leak. There was a second man who came out yesterday to fix another leak. He asked if the HOA should power up the other systems or replace them with new updated panels. Some of the other pools may have systems that work but that must be investigated. The original company crushed some of their own pipes and the new company uncrushed them and this helped a lot. Mr. Guessford recommended the examination of all pools while keeping an eye on pool 10 for a few months to see usage and if there are any added costs for repair. After discussion, *motion to approve*

looking at all the other pools and to get a proposal to fix, made by Mr. Guessford, seconded by Mrs. Plutt, motion carried. Ms. Ruegsegger to provide gas bill for pool 10 to monitor.

5. Rules Enforcement – In Executive session under member discipline.

#### OLD BUSINESS

Pool Heating – All pools are heated now and pool 10 is using solar. There was discussion of heating only a few pools, or all while we go through this solar evaluation process. There was discussion to only heat pool 11. Mr. Gaudineer stated we should eliminate heating the other pools, keep pool 11 at 86, then heat other pools to 84-86 during TG and Xmas. Mr. Drayman suggested turning on the solar for pool 11. Mr. Tetter suggested picking pools to heat for the season instead of turning certain pools on during the holidays only. He also said we need to collect data on pool 10. After discussion, motion to approve heating only the even numbered pools and 11 for the entire season, made by Mr. Toogood, seconded by Mr. Guessford, 1 abstain, motion carried.

#### NEW BUSINESS

Draft 2024 Budget – Mr. Toogood explained that two budgets were presented to the board, one with earthquake insurance and one without. More information is needed for the EQ policy before the board budgets for it. After discussion, motion to approve the 2024 budget to increase the dues to \$452.00, which excludes EQ insurance, made by Mr. Drayman, seconded by Mr. Toogood, 2 opposed, motion carried.

CORRESPONDENCE None

#### HOMEOWNER FORUM #2

The following topics were discussed in the homeowner's open forum: pool heating, payments, landscape, a lot of board members representing one pool area, only heating pool 11 would not be good, gates, insurance property deductible at 50k, car decals and shade at pools.

#### NEXT MEETING DATES

Regular Meeting - December 2, 2023 @ 9:00 am via Zoom & Holiday Potluck (Later changed to the 9<sup>th</sup> of December)

Board Boot Camp – Look for dates and provide them to the board.

Strategic Planning – Update the worksheet. Date – TBD.

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

Respectfully submitted, Shelly Ruegsegger - Senior Community Manager - PPM

*John Marshall*

*12.09.23*

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John Marshall, Secretary

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Date