

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING December 9, 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, December 9, 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
Director – Alyssa Plut

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 9:00 a.m.

AGENDA ADDITIONS

Cameras in parking areas – Under NW Report

HOMEOWNER FORUM #1

The following topics were discussed in the homeowner's open forum: pool heating, not enough advanced notice. Ms. Ruegsegger to get signage for each pool. Trash areas and green waste cans are not being used properly. Newsletters need to contain as much information as possible. An owner asked if we will re-seed in the future, Mr. Gaudineer stated that the HOA may use hybrid Bermuda/RYE in the future that won't require seeding. Question about car break-ins. There will be a vote at the annual meeting on possible gate installations at the entrance. Annual meeting materials/ballot will be sent out around February.

PRESIDENTS REPORT

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

APPROVAL OF MINUTES

The Board reviewed the October 28, 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

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

Lynn Wealth Management – CD Laddering recommendation – No action currently.

COMMITTEE REPORTS

1. Architectural - Mr. Gaudineer stated he received an application for windows and doors.

Spectrum –Mr. Gaudineer stated that the board has seen the correspondence with Nick Evans and Spectrum. Spectrum has been nothing but difficult to work with. Mr. Evans will continue to push this forward. Once this is done, Best Buy will come in and install the equipment.

Front Entry Gates – Mr. Gaudineer to email out the last version of schematic plans. We are looking at Elite and Patton Doors. Need to discuss cameras also and gate access software. Need an internet connection to achieve all of that.

2. Maintenance - Site Walk Update – Mr. Guessford walked around with Barbara Cioffi and looked at the patio and pool gates. Work on those will begin shortly. Street work will be discussed for hopefully next year.

Wind Screens – After discussion, *motion to table the proposal for \$12,600.00 to get a second proposal, made by Mr. Guessford, seconded by Mr. Marshall, motion carried.*

Court Hours Signage - After discussion, *motion to accept the proposal for \$228.55 made by Mr. Marshall, seconded by Mr. Drayman, motion carried.*

3. Landscape – Update on desertscape projects – Mr. Drayman stated that the tennis court area work is finished. DWA approved the start of the remaining fronts of the units and rebates. Should all be done in the next 90 days.
4. Neighborhood Watch – Mr. Marshall stated that he has sent out car registration forms to a few people. Tags are ready to go, they will be disseminated at the beginning of 2024. Lighting quote included from Grayco for \$21,845.00. Segment lighting out with next round of landscape projects or specific pool work. After discussion, *motion to accept the proposal made by Mr. Drayman, seconded by Mr. Toogood, motion carried.*

Camera Discussion for Parking Lots – Homeowners are concerned about the break-ins of vehicles. The homeless come to the property and it's easy to come in. They come to the trash bins for recyclables and use the spas to bathe. Be diligent about not leaving anything visible in your car or they will break in. They would like to see cameras run off an owner's Wi-Fi, with all owners having access to look at the footage and have notifications that someone is there, or something is happening. Ring doorbells were discussed. Attach cameras to the carports with board approval. Ms. Ruegsegger stated you must watch people's right to privacy but if the HOA was to get owners' approvals, that may be ok but will require more research.

5. Solar EV Charging Stations & Pool Water Heating – Mrs. Plut stated that her husband John has been talking to EV companies to see how to get them installed. As for pool 10, the solar has been heating the pool. Will monitor the gas bills and report back. The angle and exposure of the sun is what will get us the most out of the panels. Will have more solid information at the next meeting.

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

OLD BUSINESS

Strategic Plan Worksheet (5 year) – The board discussed this report and there needs to be a meeting scheduled. The clubhouse will be done by early 2024 and landscaping is about done. Big items are painting and asphalt. Mr. Gaudineer asked the board to think about the items that are important to them for a future meeting.

NEW BUSINESS

None

CORRESPONDENCE

None

HOMEOWNER FORUM #2

The following topics were discussed in the homeowner’s open forum: asphalt work, when to be done, electrical being turned off in patios, lock electrical box and patio gates, dog poop, pee infested plants, NW signs on berm, get schedule for court washing, trash areas locked, coyotes and the rules state dogs need to be on leash.

NEXT MEETING DATES

Regular Meeting – January 27, 2024, at 9:00am via Zoom

ADJOURNMENT

With no further business, the meeting was adjourned at 10:58 a.m.

Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager - PPM

John Marshall

1.27.24

John Marshall, Secretary

Date