

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING
January 27, 2024 - 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, January 27, 2024, 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 18 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: Desertscape conversion is almost complete and wanted to recognize Charles Drayman for all his hard work over the years.

PRESIDENTS REPORT

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

APPROVAL OF MINUTES

The Board reviewed the December 9, 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

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

Lynn Wealth Management – Dave Lynn had to sell part of a CD to pay the incoming reserve checks for the desert scape projects. No action currently.

COMMITTEE REPORTS

1. Architectural - Mr. Gaudineer stated he received an application for window replacements. Mr. Evans from PPM is still working with Best Buy to get the Clubhouse complete for Hybrid meetings. Hope to be done by mid-March.

Lighting Proposal – Grayco presented a proposal to install new lighting from 2342-5503. After discussion, *motion to accept the revised proposal for \$14,433.00 made by Mr. Drayman, seconded by Mr. Toogood, motion carried.*

2. Maintenance - Site Walk Update – Mr. Guessford and Barbara Cioffi continue to walk the property and report issues to PPM.
3. Landscape – Update on desertscape projects – Mr. Drayman stated that there is a proposal for tree trimming, removals, and replacements in the packet for \$26,645.00. After review, *motion to accept the proposal as presented made by Mr. Drayman, seconded by Mr. Toogood, motion carried.*
4. Neighborhood Watch – Mr. Marshall will take the decals and tags to PPM to disseminate (2/2) to owners with the ballot package that needs to be mailed out no later than the 25th of February.
5. Solar EV Charging Stations & Pool Water Heating – Mr. Tretter stated that he attended a webinar on EV charging stations. The companies doing the webinar were Charge Point & Rexel. He stated to achieve this it will be a long process. The HOA will need to decide where to install, where to pull power from, there will be software that management will have to be trained to learn. The HOA can control charging hours and set the price and there may be a bit of compensation back to the HOA. Owners can purchase individual charging stations for their unit. No action currently.

Mrs. Plut spoke about the pool solar, and Mr. Toogood presented a spreadsheet showing the gas bills for the last 5 months and there is not a big change currently, from month to month. More review at future meetings

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

OLD BUSINESS

None

NEW BUSINESS

None

CORRESPONDENCE

There were 3 owners requests in the packet. 1. Move gym equipment around to better suit the room. The board agreed to have PPM do this according to the owner's request. 2. Painting handicap parking space in # 2. The board stated this will be done when the street slurry work is done. 3. Request for two large Ficus trees to be removed. Mr. Drayman has indicated they are slated for removal.

HOMEOWNER FORUM #2

The following topics were discussed in the homeowner's open forum: hang tags and stickers, earthquake insurance, and CD's,

NEXT MEETING DATES

Regular Meeting – February 24, 2024, at 9:00am via Zoom

STRATEGIC PLAN WORKSHOP

The board discussed the need to prioritize future projects. According to all board members polled at the meeting, the primary projects identified were - painting or the buildings etc., road slurry and crack fill, front entry gates, increase reserves, landscape renovation along the golf course and new lighting, land Strategic Plan Worksheet (5 year) scape and walkways.

ADJOURNMENT

With no further business, the meeting was adjourned at 11:07 a.m.

Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager - PPM

John Marshall

2.24.24

John Marshall, Secretary

Date