

**VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING**  
**March 30, 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, March 30, 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 12 homeowners were in attendance.

**CALL TO ORDER**

Board President Scott Gaudineer called the meeting to order at 9:03 a.m.

**AGENDA ADDITIONS**

None.

**HOMEOWNER FORUM #1**

The following topics were discussed in the homeowner’s open forum: No items.

**PRESIDENTS REPORT**

Mr. Gaudineer will do the February report after this meeting and have Ms. Ruegsegger email it out and post it on the website. He did state that he attended the Tahquitz Creek Golf Course meeting. Surrounding communities attended along with single homeowners. Every year they have open houses and raise money to have lunches for charitable events. Also involved in working with the police department and City manager. The homeless situation is a big issue. They are also looking into possible installing Flock cameras. The city council was concerned about invasion of privacy. 4.5 million dollars in a grant to support re-homing the homeless. A lot of information was shared.

**APPROVAL OF MINUTES**

The Board reviewed the February 24, 2024, regular meeting minutes. After discussion, ***motion to approve the minutes of the regular meeting as corrected, made by Mr. Guessford, seconded by Mr. Drayman, motion carried.***

**FINANCIAL STATEMENTS**

February 2024 Financial – Mr. Toogood summarized the 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, 6-yes, 1-abstain, motion carried.*** (Full Financial Statements are sent to the Board from the portal prior to the meeting).

Lynn Wealth Management – CD Recommendation – A recommendation was received to reinvest a CD for April, but Mr. Toogood asked for it to just rollover into the money market account until the Board can review future expenses. No action currently.

### COMMITTEE REPORTS

1. Architectural - Mr. Gaudineer stated there was an unusual one for a tankless water heater. Not yet approved. Mr. Evans from PPM is still working with Best Buy to get the Clubhouse complete for Hybrid meetings. There have been stalls beyond PPMs or the Boards control. Check was sent to them this week. Item in packet for additional lights that needs to be ratified, after discussion, *motion to approve the proposal as presented, made by Mr. Guessford, seconded by Mr. Toogood, motion carried.*
2. Maintenance - Site Walk Update – Replace windscreens on courts, table for next meeting. Get another bid. Security system proposals for the clubhouse. Advised Kevin See owner of PSS stated that alarms or notifications will come to Kevin, and he will go to the Clubhouse if there is an issue. After discussion, *motion to approve the proposal from PSS, made by Mr. Draymen, seconded by Mr. Toogood, 6-yes, 1-no, motion carried.*
3. Landscape – Update on desertscape projects – Mr. Drayman stated that there is a proposal for fertilizing the citrus trees. After discussion, *motion to approve the proposal, made by Mr. Guessford, seconded by Mr. Drayman, motion carried.* Pro is moving along with bender board on last section. Have taken some grass out in smaller sections, will be putting in wed guard and rock next week. Olive stop, need more information on notices the landscapers put up. Mrs. Plut explained the issues with this spray. Mr. Drayman stated that the alternative is to not spray the trees at all and leave the olives. After discussion, *motion that if any treatment in the future is done, it is organic and need to know the ingredient list prior, made by Mr. Guessford, seconded by Mrs. Plut, motion carried.*
4. Neighborhood Watch – Mr. Marshall stated that the votes are coming in for the board and gates, he would like the new board to look at on the Crossley side of the complex, the wall that is supposed to keep people out, is too short, perhaps we can raise it. Mr. Guessford stated there have been some cars rifled through, don't keep valuables in there and lock them up.
5. Solar EV Charging Stations & Pool Water Heating – Mr. Tretter stated that he has talked to the company to look at installation, they will come out and give cost estimates. He will get them out in May. Mr. Toogood gave a report, and the board will continue to monitor the gas bill for solar on pool 10. Mrs. Plutt would like to run the pool with no gas and just solar. The board discussed the costs to date of the solar start for pool 10 and the repairs needed to date. In the Fall switch the heating of the pools but leave the solar only on, on pool 10 to test that. The solar does stay on year-round but would suggest that it stays on until May this year. *Motion to approve doing the repairs on the solar panels for pool 10 and turn the automatic system back on made by Mr. Tretter, seconded by Mr. Guessford, 5-yes, 2-no, motion carried.* Put pool heat date off on the agenda for the April meeting.
6. Rules Enforcement – In Executive session under member discipline.

### OLD BUSINESS

None

NEW BUSINESS

2023 Financial Review - Motion to approve the review as presented and to be sent to the owners prior to April 30, 2024, made by Mr. Toogood, seconded by Mr. Guessford, motion carried.

HOMEOWNER FORUM #2

The following topics were discussed in the homeowner's open forum: grass re-seeding, sidewalk replacement and grinding, weed spraying, landscape contract, communication, gym cleaning, gas at pools and a study needs to be done on switching off every other pool from last year, card stickers and hangtags, and removal of VDLF off sticker.

NEXT MEETING DATES

Annual Meeting – April 6, 2024, at 9:00am via Zoom – There will be a luncheon at the Clubhouse after the Annual Meeting (approx. 12:00p).  
Regular Meeting, April 27, 2024, at 9:00am at the Clubhouse & 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*

4.27.24

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John Marshall, Secretary

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Date