

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING
April 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, April 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 – Klee Guessford
Secretary – Barbara Cioffi
Treasurer – John Toogood
Director – Joe Tretter
Director – Charles Drayman
Director – Jason Kilpatrick

OTHERS PRESENT

Shelly Ruegsegger – Senior Community Manager | Personalized Property Management
Approximately 22 homeowners were in attendance.

CALL TO ORDER

Board President Scott Gaudineer called the meeting to order at 9:00 a.m.

AGENDA ADDITIONS

Trash

HOMEOWNER FORUM #1

The following topics were discussed in the homeowner’s open forum: thanks to the board, agenda posting, grass, fruit on ground, bikes stolen from a patio, and thank you to the Inspector of Election and his helper for counting the votes at the 2024 Annual Member Meeting.

PRESIDENTS REPORT

Mr. Gaudineer will do the April report after this meeting and have it emailed out and post it on the website. He stated that there was a violation hearing before this meeting with an owner who is renting for less than 14 days. This will not be tolerated, and the board will act by way of fines and contacting the City of PS to pull the license.

APPROVAL OF MINUTES

The Board reviewed the March 30, 2024, 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

March 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. Guessford, motion carried.*** (Full Financial Statements are sent to the Board from the portal prior to the meeting).

Lynn Wealth Management – CD’s – No action currently.

COMMITTEE REPORTS

1. Architectural - Mr. Gaudineer stated there was one application for windows & doors that was approved. Mr. Kilpatrick is the new chair of this committee and he and Mr. Gaudineer will work on the “look book” in the future. This will be a guide on board approved exterior upgrades for homeowners.
2. Maintenance – There was discussion on the pool heating and when to turn it off for half of the pools that are heated. The board agreed to turn the heaters off now but leave the solar panels on at pool 10 until it reaches 85/86 degrees in the pool, then turn them off and drain the system. Restriping handicap spots – two parking areas - \$1000 each lot to do. Might look at doing all parking areas but would need to do signs, bumpers, stencils etc. Mrs. Cioffi and Mr. Kilpatrick will walk them with Jon Foster when he does the concrete repair and replacement for more information. Cameras & Flock – Mrs. Cioffi said this was deferred in the past to see where the gate item ended up. Since that was not approved, we need to revisit this subject. Flock cameras will take photos of car license plates and we can tie into the alarm at the clubhouse. When installed close to the entrance, the city can have access to them to monitor. After review and discussion, *motion to have Flock do a presentation at the next meeting, made by Mrs. Cioffi, seconded by Mr. Guessford, motion carried.* Sign Notice Holders – Mrs. Cioffi would like to see sign holders or bulletin boards free standing in the community for important notices as she thinks the dumpster postings are not effective. The architectural committee will come up with some suggestions for the board for a future meeting. Pool Furniture Update – Mrs. Cioffi stated that the furniture has been picked up and will be back in a few weeks. She also said there were 4 chairs that are not repairable and should we get more lounges. Mr. Gaudineer said this should be added to the 5-year plan. Pool Deck Cleaning – Ms. Ruegsegger described the proposal included from Chores, etc. to clean the pool decks, furniture and empty trash cans monthly. She stated that Lori is very proactive on reporting issues when on the grounds to PPM. Mr. Gaudineer suggested a 90-day trial. It was suggested that if this is put in place, that Chores only clean the clubhouse once a month, and the restrooms and gym weekly. Tabled for next meeting. Sidewalk Repairs, Replace & Grind – F&F Construction & Vantage Point presented proposals based on the walk thru done by Mrs. Cioffi & Mrs. Ruegsegger marking areas of concern throughout the entire property. Things such as trip hazards and delaminating concrete. After review and discussion, *motion to accept the proposal from F&F Construction in the amount of \$36,420.00 to do the above work made by Mrs. Cioffi, seconded by Mr. Drayman, motion carried.* Mrs. Cioffi requested spikes on the wall of the small spa, she and Mr. Kilpatrick will review this with Jon from F&F.
3. Landscape – Update on desertscape projects – Mr. Drayman updated the board and owners on the status of the desertscape projects. The rebate is estimated at \$150,000.00 which will go back into the reserve account and all projects are to be completed by May 15, 2024. There is a prickly pear infestation and Pro will treat that.
4. Solar EV Charging Stations & Pool Water Heating – Mr. Tretter stated that he must follow up with Repsol when he gets into town on the EV charging. He will call them Monday to set up an appointment. More information next meeting.
5. Rules Enforcement – In Executive session under member discipline.

HOMEOWNER FORUM #2

The following topics were discussed in the homeowner’s open forum: landscape issues, roll call voting, water bills, financials, a red truck trespassing, stolen items need to be reported to the police, change naming of pools & parking lots, and PB court cleaning.

NEXT MEETING DATES

Regular Meeting, June 22, 2024, at 9:00am via Zoom.

ADJOURNMENT

With no further business, the meeting was adjourned at 10:42 a.m.

Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager - PPM

Barbara Cioffi

6.22.24

Barbara Cioffi, Secretary

Date