

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING
June 22, 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, June 22, 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 – Barbara Cioffi
Treasurer – John Toogood
Director – Joe Tretter
Director – Charles Drayman
Director – Jason Kilpatrick - Absent

OTHERS PRESENT

Shelly Ruegsegger – Senior Community Manager | Personalized Property Management
Approximately 14 homeowners were in attendance.

CALL TO ORDER

Board President Scott Gaudineer called the meeting to order at 9:01 a.m.

FLOCK PRESENTATION

Conner Christon was at the meeting to give a presentation on Flock Safety Security products. He started with stating that VDLF needs access monitored and the need to integrate cameras entry cameras. They would be monitored by the police department if we gave them sole access, and he stated they are more likely to respond to an issue when there are Flock cameras onsite. 5000 communities are using Flock. Cameras are a smart AI camera, set at inbound and outbound at entrance, stand alone, and solar powered. 24/7 protection and real time alerts. Flock maintains them with a subscription service. There is vehicle fingerprint technology built in, so the camera catches the entirety of the car information, and the information is stored in the (amazon) cloud. The annual subscription is \$5000.00, installation is \$1300.00. Electrical service will need to be supplied by the HOA if needed, but it may not be needed. Nighttime activity will catch cars with infrared technology. The owners asked questions, then Mr. Christon left the meeting.

AGENDA ADDITIONS

HOMEOWNER FORUM #1

The following topics were discussed in the homeowner's open forum: fruit on trees & the new landscape contracts/bidding.

PRESIDENTS REPORT

Mr. Gaudineer will do the June report after this meeting.

APPROVAL OF MINUTES

The Board reviewed the April 27, 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

April & May 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. Guessford, seconded by Mr. Drayman, 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 nothing to report at this time.
2. Maintenance – There was a proposal from Chores, etc. to clean the pool areas, do a 90-day trial. After review and discussion, *motion to accept the proposal for \$2200.00 a month for cleaning weekly made by Mr. Drayman, seconded by Mr. Guessford, motion carried.* There was a proposal from Chores, etc. to clean the dumpster areas weekly. After review and discussion, *motion to accept the proposal for \$320.00 a month made by Mrs. Cioffi, seconded by Mr. Guessford, motion carried.* Proposal from Laguna Falls to re-plaster the pools 3, 6 & 7. After review and discussion, *motion to approve the proposal for \$35,484.00 made by Mr. Toogood, seconded by Mr. Drayman, motion carried.* Proposal from Grayco Electric for clubhouse - interior retrofit for hybrid meeting setup, *motion to accept the proposal for \$615.00 made by Mr. Toogood, seconded by Mr. Tretter, 1-abstain, motion carried.* Ramp Request for parking lot #7, *motion to accept the proposal from F&F Construction for \$2500.00 made by Mrs. Cioffi, seconded by Mr. Guessford, motion carried.* Mrs. Cioffi stated that her and Mr. Kilpatrick are co-chairing the maintenance committee. Locked pool gates – Mrs. Cioffi stated that someone at the last board meeting asked about this and why we never did the work. The reason is because it was about 70K. No action. Electric for landscape co at the clubhouse – Proposal from Grayco Electric to add electrical to the storage area for Vintage. Mr. Gaudineer will look at this when he is down next week, so this is tabled. Spikes on small spa or something to deter climbing on the doorknob on the gate, waiting for other ideas to not have to spend 9k on spikes, tabled. Fire dept inspection – just for review, Ms. Ruegsegger stated work orders are out for repairs. There are three gate closers that need to be removed, welded new ones on and painted. F&F will do the work for \$2000.00, *motion to approve replacing 4 pool gate enclosures made by Mrs. Cioffi, seconded by Mr. Guessford, motion carried.*
3. Landscape – Ratify Palm Tree Trim Proposal & Rebate Approval - After review and discussion, *motion to approve the proposal for \$9000.00 made by Mr. Drayman, seconded by Mr. Toogood, motion carried.* Rebate check received for \$140K.
4. Solar EV Charging Stations & Pool Water Heating – Mr. Tretter continues to meet with contractors and discuss charging stations, one company will manage the entire process except the charging rates which the board can set. The HOA would get a portion of that. He also met with an installation company, and he met with them onsite, discussed ideas of where to install. Transformers would have to be upgraded to handle the chargers. They recommended one central charging area. Level 2 chargers were recommended, one was 4k and one was 9k. Close to the clubhouse would be the best location. Look at budgeting for this project. Pool Heating/Pool 10 – Mr. Tretter would like to bring it back online in

September. Will coordinate with BDS & Laguna. Usually, the rest of the pools get turned on mid-October.

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

HOMEOWNER FORUM #2

The following topics were discussed in the homeowner's open forum: solar pool heating versus EV charging, Vintage number of employees onsite daily, insurance payments, create a finance committee, & a commercial truck.

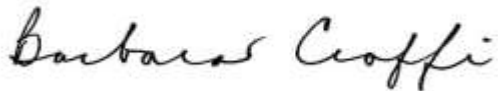
NEXT MEETING DATES

Regular Meeting, September 28, 2024, at 9:00am via Zoom.

ADJOURNMENT

With no further business, the meeting was adjourned at 11:26 a.m.

Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager - PPM



8.12.24

Barbara Cioffi, Secretary

Date