

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING
October 26, 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, October 26, 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 16 homeowners were in attendance.

CALL TO ORDER

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

AGENDA ADDITIONS None

HOMEOWNER FORUM #1

The following topics were discussed in the homeowner's open forum: chair at main spa needs to be fixed, tree removals, solar, temp on solar for pool 10 and moving the sensor, car chargers, street parking signs, landscape co, dead plants, fruit on trees and the rock on the berm & pool heating.

PRESIDENTS REPORT

Mr. Gaudineer will do the October report after this meeting. It will be emailed out and posted on the website.

APPROVAL OF MINUTES

The Board reviewed the regular meeting minutes of September 28, 2024. After discussion, ***motion to approve the minutes of the regular meeting as presented, made by Mr. Guessford, seconded by Mr. Kilpatrick, motion carried.***

FINANCIAL STATEMENTS

September 2024 Financial - Mr. Toogood summarized the financial report in the packet. After review and discussion, ***motion to accept the financial for filing as submitted by PPM made by Mr. Toogood, second by Mr. Guessford, motion carried.*** (Full Financial Statements are sent to the Board from the portal prior to the meeting).

Draft 2025 Budget w/Motus EQ Insurance Proposal – Mr. Toogood explained the draft 2025 budget and the different scenarios and monthly costs presented to the board. Things equating to the costs are the earthquake proposal, flock cameras, and building reserves. Two significant projects the board wants to do are paving streets and parking lots and painting the buildings.

The majority vote was for \$520.00 a month for the 2025 assessment per owner. After review and discussion, *motion to accept the budget at \$520.00 a month and hold at that amount for 2 years made by Mr. Tretter, second by Mr. Drayman, motion carried with 4-yes, 3-no.*

COMMITTEE REPORTS

1. Architectural - Mr. Kilpatrick stated he and Barbara did a walk through to look at the unit gates for repair. The list was passed on to Alan. There were a couple applications sent in for window replacements.
2. Maintenance - Gate Repair List – See above.
3. Landscape - Plant & Tree Replacement – A proposal was presented for a lower cost on plant and tree replacements. After review and discussion, *motion to approve the plant replacement proposal as presented made by Mr. Drayman, second by Mr. Toogood, motion carried. Motion to approve the tree replacement proposal as presented made by Mr. Drayman, second by Mr. Guessford, motion carried.*
4. Solar EV Charging Stations & Pool Solar - Mr. Tretter continues to work on this with charge point. Still selling a 9k station to him, that is a hybrid station that will charge all types of vehicles. He is still following up with more information and a plan, then SCE must approve it. There was a proposal in the packet to move the pool 10 sensor at a cost of 1453.50. They must dig a trench and burro under a sidewalk to move it. After review and discussion, *motion to accept the proposal made by Mr. Guessford, second by Mr. Tretter, motion carried with 4-yes, 3-no.*
5. Security - Flock Cameras - Installation underway and reviewed by the PS Police Dept.
6. Rules Enforcement - In Executive session under member discipline.

CORRESPONDENCE

The fire department requested use of the pickleball courts. The board asked Shelly to find out the frequency of use they would like. They stated anytime the board would allow they would be grateful. The board determined that this would not be allowed, Shelly to advise the FD.

HOMEOWNER FORUM #2

The following topics were discussed in the homeowner's open forum: solar and EQ insurance.

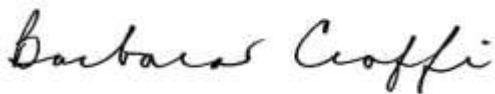
NEXT MEETING DATES

Regular Meeting, December 7, 2024, at 9:00am via Zoom and Hybrid at the Clubhouse followed with a Holiday Potluck at noon.

ADJOURNMENT

With no further business, the meeting was adjourned at 11:33 a.m.

Respectfully submitted, Shelly Ruegsegger - Senior Community Manager – PPM



Barbara Cioffi, Secretary

Date: 12.7.24