

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING December 7, 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, December 7, 2024, at 9:00 a.m. at the Clubhouse and 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 – Jason Kilpatrick
Director – Joe Tretter
Director – Charles Drayman

OTHERS PRESENT

Shelly Ruegsegger – Senior Community Manager | Personalized Property Management
Approximately 8 homeowners were in attendance.

CALL TO ORDER

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

AGENDA ADDITIONS

None

HOMEOWNER FORUM #1

The following topics were discussed in the homeowner's open forum: Street & parking lot repair and maintenance, an abandoned umbrella stand by Golf Club Drive and Palo Verde trees blocking the golf course views along Los Patos.

PRESIDENTS REPORT

Mr. Gaudineer stated his report will be posted on the website after the meeting.

APPROVAL OF MINUTES

The Board reviewed the regular meeting minutes of October 26, 2024. After discussion, *motion to approve the minutes of the regular meeting as presented, made by Mr. Guessford, seconded by Mr. Kilpatrick, motion carried.*

COMMITTEE REPORTS

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

2. Architectural – There was not activity to report this month.
Maintenance – Roof Maintenance & Drain Cleaning – The board reviewed the proposal from RAM Roofing for \$21,505.00 for do maintenance on all the roofs and clean out the downspouts that allow water to go from the roof down to a flower bed. October and After discussion, *motion to approve the bid as submitted by Mr. Drayman, second by Mr. Toogood, motion carried.* (Full Financial Statements are sent to the Board from the portal prior to the meeting).
3. Landscape – Mr. Drayman reported there was not a lot to report except that tree removal and replace and plant replacements are on-going.
4. Solar EV Charging Stations & Pool Solar – Mr. Tretter advised that he is still trying to get a company to respond with more information to bring his findings to the board.
5. Security – Mr. Gaudineer reported the Flock cameras are installed at the entrance to the property on Los Santos and they are strictly there for law enforcement use.
6. Rules Enforcement – Violation accounts to be discussed at the executive session.

CORRESPONDENCE

None.

HOMEOWNER FORUM #2

None.

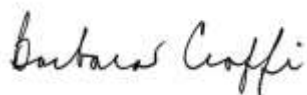
NEXT MEETING DATES

Regular Meeting, January 24, 2025, at 9:00am via Zoom and Hybrid at the Clubhouse

ADJOURNMENT

With no further business, the meeting was adjourned at 11:03 a.m.

Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager – PPM



1.25.25

Barbara Cioffi, Secretary

Date