

Villas De Las Flores Homeowners Association

May Board Meeting Report

June 7, 2023



Before we fill you all in on this month's meeting we thought you might like to know a little bit about your Board members, their backgrounds and why they have chosen to serve on the HOA board.

Alyssa Plut is our newest member as she was appointed at this meeting to fill a vacated seat. She is from the Seattle area where she is a realtor. She is a graduate of Washington State University with a degree in anthropology. You may see her and her husband, John, walking around Villas with their pups, Fergus and Hattie. Alyssa chose to serve to continue improving our community. She is currently working with the Solar/Renewable Energy Committee on various ideas for the community. She is also handling our Slack account. More on that later in this report.

Joe Tretter was elected to the Board in April this year. An electrical engineer, he ran an electrical engineering firm until he retired. He has served on his HOA board at his condo in Minnesota for 4 years. He has a passion for incorporating solar to offset our electrical costs. In fact he and his husband Eric, recently had solar voltaic arrays installed on their Villas unit! He is

part of our Solar/Renewable Energy Committee. He is also working on having A/V systems installed at the Clubhouse for in-person/virtual meetings.

John Toogood was also elected to the Board in April. John is following in his late father's footsteps in serving on our Board. He graduated from Hobart College then received his MBA from Wake Forest University. John's career has been focused in the area of finance. He has served on another HOA board in Palm Springs for 17 years. John is the current Treasurer for our Board and is also on the Landscape Committee.

Kleev Guessford was re-elected in April. This is his second term. He is the Board's Vice President. He also chairs the Rules Committee. Kleev works in the television and film industry as a costume supervisor and art director for awards shows. His partner, Mark, is also in the industry as well. They moved to Villas in 2020.

Charles Drayman was also re-elected to the Board in April. Charles has been a member of the Board since 2016 and is the current Landscape Committee chairman. An artist at heart, he was a 28 year Emmy Award winning veteran of the television industry as a costume supervisor and designer. He and his husband Karl have lived here since 2007. Prior to joining the Board, Charles served on a number of committees at Villas.

John Marshall was elected to the Board in 2022 and is the Board Secretary. He serves as the Chair of the Neighborhood Watch Committee. You will see him walking most every morning around Villas. After graduating from East Texas Baptist College with a BS in Secondary Education and obtaining an M.Ed. degree from Stephen F Austin State University, John started teaching Choral Music in several Texas public schools. He retired from education in 2012 and became a successful real estate agent in Houston. He and his partner, Jim, vacationed in Palm Springs in 2018 and immediately knew this was the place to be! They bought their condo in VDLF in December 2018, and have been loving life ever since.

Scott Gaudineer has first elected to the Board in 2017 and has served as president the last 6 years. He and his wife, Leslie, have owned their place in Villas since 1996. Scott is a licensed architect in multiple states and heads up an L.A. based architectural firm. He is a graduate of Cal Poly, SLO with two degrees in Architecture. He has served on various professional and non-profit boards over his 40+ year career. He served on the Landscape Committee prior to his election to the Board and chairs the Architecture Committee. He has had a passion in making sure Villas is the best HOA in the valley!

Each of these individuals volunteer many hours each month in service to all of you. They are all driven to serve and make sure Villas is well maintained and financially sound.

So on to the report...

Your Board met on May 27th, virtually. We continue to work on getting the Clubhouse set up to hold meetings both virtually and in person. Hopefully, by this fall we will have the ability to broadcast our meetings for the Clubhouse so that homeowners can attend either in person or virtually.

Here is what we did at the meeting.

Financial Report

Our CD/money market reserves continue to hover at the \$9 million mark. We have a few projects that we are finishing up and a few to start- more on those later in this report. We continue to replenish reserves by adding \$30,000 a month, so we should be around \$1 million or so later in the year.

The gas expenditure for heating the pools continues to exceed the budget. The pool heaters were turned off mid-April, so there should be a corresponding drop in gas going forward.

Earthquake Insurance Update

Of significant note, the Board took action to approve obtaining a master earthquake insurance policy. We anticipate the policy to be in place by the beginning of 2024 and incorporated into next year's operating budget.

Architectural Committee

The Committee brought forward recommendations for the tennis court refurbishment work. The Board approved converting the unlit courts to pickle ball courts and getting all the court surfaces refurbished. The work will be done this summer.

The Committee also approved two applications.

As always....If you are contemplating any changes to the exterior of your unit, be sure to submit an architectural application for approval. This includes but is not limited to:

- new doors and windows
- awnings
- HVAC unit replacement with new condenser and power lines
- light fixtures
- screen doors
- "ring" doorbells
- exterior improvements to your patio, such as an awning
- satellite dishes

Maintenance Committee

No major report this month. However, ...

Pool furniture was reviewed, and several elements have been shipped out for repair of any damaged or broken items. This review is done annually.

PLEASE break down your cardboard boxes before putting them in the dumpsters. When this is not done, someone else must do it; this is not fair to them.

Landscape Committee

Pool 3 and adjacent street areas landscape renovation work is almost complete. Weed barriers are now in place and decorative gravel and rock is being installed. The replacement of the landscape and pathway lighting in this area has begun. New pagoda style pathway fixtures were selected to replace the old black stalk fixtures. The new fixtures, along with the new landscape/tree spots will have LED bulbs to reduce electrical demand.

The annual tree trimming of the palm trees has begun. Plant replacement throughout the property continues where required.

Neighborhood Watch Committee AKA “The Safety Committee”

Vehicle Tags

The tags and stickers will be sent out later this spring or early summer with instructions for your vehicles and your guests or tenants.

Front Entry Gate

The Committee is in the process of seeking out firms to provide a conceptual design and cost for a front gate for the entry drive. The informational survey in the annual meeting packet received a generally positive response. The Committee will bring back conceptual designs and budgets for the Board for further review.

Entry Gates, should the Board feel that is appropriate and economically viable, will require approval of a majority of the homeowners since it is considered a “new “structure or element. Entry gates must meet City ordinances, be properly designed and have reliable operational systems. Regular maintenance costs must be included in the HOA annual operating budget as well as large replacement costs, down the road, in the reserves study.

Solar/EV Charging Station Committee

The Committee continues their exploration of various opportunities to use solar voltaic arrays to power our common area lighting needs. They are also reviewing potential options to install electric vehicle charging stations on site.

RULES COMMITTEE

The committee and board take rules infractions seriously and will follow through with violations as their fine and enforcement policy allow. Lately the committee has seen an influx of RV's/Campers parking overnight and for longer sometimes, on the property. The rules state:

Any vehicle of a size, such as motor homes, campers, trailers, and boats, which preclude it from fitting in a designated assigned carport is prohibited from parking in any of the Villas de Las Flores private or guest parking areas, except for loading and unloading only. Absolutely no living in the vehicles is allowed.

Slack

The Board is moving toward additional ways to communicate with homeowners. We have now added Slack as one such method. Slack is a digital app that allows messaging and information sharing to various groups, be it homeowners, committees, or the Board. Alyssa Plut is the contact if you wish to be added. Her email is alyssa@nwretro.com, just reach out to her!

PPM

As always, if you need assistance, please reach out to the following persons at Personalized Property Management, our HOA management company:

Shelly Ruegsegger – Senior Community Manager. Shelly works directly with the board and vendors on day-to-day operations and projects. (Small side note, Shelly has been our manager at VDLF since 2006) sruegsegger@ppminternet.com

Nicolas Evans – Assistant Community Manager. Nick handles all architectural items and violations. nevans@ppminternet.com

Mark See – Maintenance Director for PPM. If you need a work order done to a current HOA vendor, he is your contact. msee@ppminternet.com

Codi Angulo – Accounts Receivable. Codi can handle all your HOA dues questions, signing up for ACH, access to your homeowner portal etc. cangulo@ppminternet.com

Cindy is the receptionist, and your first point of contact should you call PPM.

That's all for now.

Respectfully submitted on behalf of the Board,

Scott Gaudineer