

**VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETINGS**  
**December 8, 2018 @ the Clubhouse**  
**Regular – 9:00am / Executive Following**

<b>HEARINGS-EXECUTIVE-8:30AM</b>	<b>Page</b>
I. Hearing Letters	1-3

<b>AGENDA-REGULAR – 9:00AM</b>	<b>Page</b>
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I. CALL TO ORDER – AGENDA ADDITIONS	
II. HOMEOWNER FORUM	
III. PRESIDENTS REPORT	4
IV. APPROVAL OF MINUTES	
October 27, 2018	5-7
V. FINANCIAL STATEMENT	
Treasurer’s Reports – (Handout w/packet)	
September (Tabled) & October Financial	8-27
Morgan Stanley	28
VI. COMMITTEE REPORTS	
Architectural & Maintenance	
Landscape Committee	29-30
Solar	
CC&R’s/Bylaws	
VII. OLD BUSINESS	
Liens (1)	31
VIII. NEW BUSINESS	
Roof Maintenance Proposals	32-39
IX. CORRESPONDENCE	40-46
X. MANAGEMENT REPORTS	
PPM Call & Work Order Logs	47-50
XI. NEXT MEETING DATES	
January 26, 2018, 9:00am @ the Clubhouse	
XII. ADJOURN	

<b>AGENDA-EXECUTIVE - Following Regular</b>	<b>Page</b>
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XIII. CALL TO ORDER	
XIV. APPROVAL OF MINUTES – October 27, 2018	51-52
XV. AGING / COLLECTIONS	53-56
XVI. VIOLATION LOG	57-58
XVII. CONTRACTS	59-68
XVIII. OTHER	69
XIX. ADJOURN	