

**VILLAS DE LAS FLORES**  
**Regular & Executive Board Meetings**  
**& September 28, 2024 – 9:00 am**  
**ZOOM ONLY - (Hybrid meetings will start in October)**

Join Zoom Meeting:  
<https://us06web.zoom.us/j/83411252315>  
Meeting ID: 834 1125 2315  
To call in: 1 669 900 6833

**AGENDA-REGULAR MEETING – 9:00 am (Open to the public)** **Page**

1. CALL TO ORDER
2. AGENDA ADDITIONS (emergency items or from a prior agenda)
3. VINTAGE LANDSCAPE - Bruce Brown (introduction & will answer questions)
4. HOMEOWNERS FORUM - 3 minutes each owner
5. PRESIDENTS REPORT
6. APPROVAL OF MINUTES - June 22, 2024
7. COMMITTEE UPDATES & NEW/OLD BUSINESS
  - a) Financial / June, July & August 2024 (emailed) & Draft 2025 Budgets for review to include EQ Insurance/MOTUS & Updated Workplan
  - b) Architectural
  - c) Maintenance - Pool Replaster 3, 6 & 7 Update, Pool Heating (odd numbers), Grayco Electric remaining lighting, Ratify Additional Pool Repair Costs, Gate Repairs & New Treadmill
  - d) Landscape - Plant Replacement, Overseeding, Dead tree Removal & Gravel/Rock
  - e) Solar EV Charging Stations
  - f) Security - Flock Camera System (PSPD Monitoring / op budget)
  - g) Rules - Violations in Exec
  - h) Liens (2) - Approve
8. CORRESPONDENCE
9. HOMEOWNER FORUM #2
10. NEXT MEETING  
Regular Session Meeting - October 26, 2024, at 9:00am via Zoom & at the Clubhouse  
Calendar until June 2025 - December 6 with Holiday Potluck at the CH, January 25,  
with Strategic Planning, February 22, March 29 & Annual Meeting April 5 with  
Potluck Following, April 26 & June 7.
11. ADJOURN

**AGENDA-EXECUTIVE – Following Regular - (Closed to the public)** **Page**

12. CALL TO ORDER
13. APPROVAL OF MINUTES - June 22, 2024
14. AGING & COLLECTIONS
15. VIOLATIONS & OWNER TRANSFERS & WO's
16. OTHER
17. CONTRACTS - PPM - January 1, 2025
18. ADJOURN