

VILLAS DE LAS FLORES  
Regular & Executive Board Meetings  
May 31, 2025 - 9:00 am  
Via Zoom Video Conference & in the Clubhouse

Join Zoom Meeting  
<https://us06web.zoom.us/j/84038901076>  
Meeting ID: 840 3890 1076 | To call in: 1 669 444 9171

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 – Kyle Gritters, VP & Joe Stein, Manager - 9:00 am
4. KEYSTONE PRIVATE WEALTH – John Polovick, SFA (JP) – 9:45 am
5. HOMEOWNERS FORUM
6. BOARD SUMMARY REPORT
7. APPROVAL OF MINUTES  
April 26, 2025, Regular Session
8. COMMITTEE UPDATES & ACTIONS – APPOINT CHAIRS  
Financial / April 2025 – (Full Financials Emailed to the Board) & Keystone  
Wealth/Schwab Update  
Architectural  
Landscaping  
Maintenance – Pool Furniture Repairs, Wind Screens Tennis Courts
9. OLD BUSINESS  
2024 Draft Financial Review
10. NEW BUSINESS  
Lien (0)
11. CORRESPONDENCE
12. HOMEOWNER FORUM #2
13. NEXT MEETING  
Regular – June 28, 2025, 9:00 am via Zoom & at the Clubhouse  
Dark – July & August  
September 27, 2025, 9:00 am via Zoom & at the Clubhouse
14. ADJOURN

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

15. CALL TO ORDER
16. APPROVAL OF MINUTES  
April 26, 2025, Executive Session
17. AGING & COLLECTIONS
18. VIOLATIONS/NEW OWNERS/WORK ORDERS
19. OWNER COMMUNICATION & OWNER REQUEST FOR IDR
20. ADJOURN