

VILLAS DE LAS FLORES
Regular & Executive Board Meetings
September 27, 2025 - 9:00 am
Via Zoom Video Conference & in the Clubhouse

Join Zoom Meeting
<https://us06web.zoom.us/j/85938404710>
Meeting ID: 859 3840 4710 | To call: 1 669 900 6833

<u>AGENDA-REGULAR MEETING – 9:00 am (Open to the public)</u>	<u>Page</u>
1. CALL TO ORDER	
2. AGENDA ADDITIONS (emergency items or from a prior agenda)	
3. HOMEOWNERS FORUM	
4. BOARD SUMMARY REPORT	
5. APPROVAL OF MINUTES	
May 31, 2025, Regular Session	
6. COMMITTEE UPDATES & ACTIONS	
a. Financial / April, May, June, July & August 2025 & Keystone Wealth Update	
b. Architectural	
c. Landscaping – Irrigation Assessment Vintage (Emailed) & Proposals	
d. Maintenance – Change Orders Pool Work (11 & 9) – Ratify, Asphalt Work/Pavers, Speed Bumps	
7. NEW BUSINESS	
Lien (0)	
Draft 2026 Budget	
Draft Update to Rules & Regulations (V3) dated 2021 – Final Approval w/Comment	
Draft Maintenance Matrix – Review & Discussion	
8. HOMEOWNER FORUM #2	
9. NEXT MEETING	
October 25, 2025, 9:00 am via Zoom & at the Clubhouse	
December 6, 2025, 9:00 am via Zoom & at the Clubhouse	
Annual Meeting – April 4, 2026	
10. ADJOURN	

<u>AGENDA-EXECUTIVE – Following Regular - (Closed to the public)</u>	<u>Page</u>
11. CALL TO ORDER	
12. APPROVAL OF MINUTES	
May 31 & August 5, 2025, Executive Session	
13. AGING & COLLECTIONS	
14. CONTRACTS - Vintage	
15. VIOLATIONS & FINES/NEW OWNERS/WORK ORDERS	
16. ADJOURN	