

VILLAS DE LAS FLORES
Regular & Executive Board Meetings
November 1, 2025 - 9:00 am
Via Zoom Video Conference Only

Join Zoom Meeting
<https://us06web.zoom.us/j/88464002615>
Meeting ID: 884 6400 2615 | To call: 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. HOMEOWNERS FORUM
4. BOARD SUMMARY REPORT
5. APPROVAL OF MINUTES
September 27, 2025, Regular Session
6. COMMITTEE UPDATES & ACTIONS
 - a. Financial / September 2025
(CDs are invested with Schwab/Keystone as directed by the Board)
 - b. Architectural
 - c. Landscaping - Plant Replacement Proposal & List
 - d. Maintenance - Street Slurry, Crack Fill & Paint Proposal & HOA Paint Proposal
for Strategic Planning Update
7. OLD & NEW BUSINESS
Draft 2026 Budget
Draft Reserve Study 2026
8. HOMEOWNER FORUM #2
9. NEXT MEETING
December 6, 2025, 9:00 am via Zoom
Annual Meeting - April 4, 2026
10. ADJOURN

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

11. CALL TO ORDER
12. APPROVAL OF MINUTES
September 27, 2025
13. AGING & COLLECTIONS
14. CONTRACTS - Vintage
15. VIOLATIONS - Sprinter Van
16. NEW OWNERS/WORK ORDERS
17. ADJOURN