

VILLAS DE LAS FLORES
Regular & Executive Board Meetings
December 6, 2025 - 9:00 am
Via Zoom Video Conference Only

Join Zoom Meeting
<https://us06web.zoom.us/j/81131878623>
Meeting ID: 811 3187 8623 | 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 - None
5. APPROVAL OF MINUTES
November 1, 2025, Regular Session
6. COMMITTEE UPDATES & ACTIONS
 - a. Financial / October & November 2025
(CDs are invested with Schwab/Keystone as directed by the Board)
 - b. Architectural
 - c. Landscaping
 - d. Maintenance – Packet Handout w/items for January to Consider (Asphalt & Painting)
7. OLD & NEW BUSINESS
Liens ()
8. HOMEOWNER FORUM #2
9. NEXT MEETING
January 31, 2026, 9:00 am, via Zoom | 2026 Strategic Planning Meeting Following Annual Meeting - April 4, 2026, 9:00 am, via Zoom
10. ADJOURN

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

11. CALL TO ORDER
12. APPROVAL OF MINUTES
November 1, 2025
13. AGING & COLLECTIONS
14. CONTRACTS
15. VIOLATIONS
16. NEW OWNERS/WORK ORDERS
17. ADJOURN