

**Villas de Las Flores HOA
BOARD OF DIRECTORS MEETING
NOVEMBER 9, 2019
REGULAR SESSION MINUTES – DOCUMENT REVISIONS**

Upon notice duly given, a regular meeting of the Board of Directors of Villas de Las Flores Homeowners Association was held on Saturday, November 9, 2019 at 8:00 a.m. at the Clubhouse. A quorum of Board members was present and business was conducted as is outlined herein.

DIRECTORS PRESENT

Scott Gaudineer, David Ranalli, Judith Sweeney (by phone), John Toogood, Charles Drayman, Aaron Ashcraft, Bette Alston and Barbara Cioffi

ALSO PRESENT

Shelly Ruegsegger - Senior Community Manager representing Personalized Property Management

CALL TO ORDER

Scott Gaudineer called the meeting to order at 7:59 a.m.

CC&R'S/BYLAW CHANGES

The board reviewed and discussed each suggested change to the draft CC&R's and Bylaws the board members submitted for consideration. First reviewed, the CC&R's then the Bylaws. Mrs. Cioffi made notes to have PPM submit to the attorney for incorporation in the draft document. The attorney will include any new and forecasted civil code changes into the draft also. The matrix will be included with the recorded new CC&R's.

Mr. Gaudineer advised the board that he sent Ruth Anderson flowers from the board regarding Ira's passing.

ADJOURNMENT

With no further business, the meeting was adjourned at 10:05 a.m.

**Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager – PPM**

Barbara Cioffi

12.21.19

Barbara Cioffi, Secretary

Date