

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING  
August 12, 2024 – Regular Session Minutes

Upon notice duly given, a Regular Meeting of the Board of Directors of Villas De Las Flores Homeowners Association was held on Monday, August 12, 2024, at 10:30 a.m. via ZOOM Video conferencing. A quorum of Board members was present, and business was conducted as is outlined herein.

DIRECTORS PRESENT

President – Scott Gaudineer, Vice President – Kleev Guessford, Secretary – Barbara Cioffi, Treasurer – John Toogood, Director – Joe Tretter, Director – Charles Drayman, Director – Jason Kilpatrick

OTHERS PRESENT

Shelly Ruegsegger & Nicolas Evans | Personalized Property Management & 7 Homeowners

CALL TO ORDER

Board President Scott Gaudineer called the meeting to order at 10:31 a.m.

HOMEOWNER FORUM

The Board informed the owners present that there will be no homeowners forum at this unusually scheduled meeting.

NEW BUSINESS

Liens (2) – After discussion, *motion to accept the lien authorization for APN #'s 681-460-018 & 681-401-028 made by Mr. Toogood, seconded by Ms. Cioffi, motion carried.*

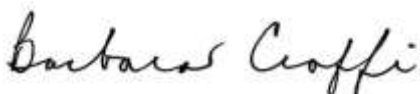
COMMITTEE REPORT & VINTAGE LANDSCAPE

1. Landscape – The Board listened to a report from Vintage Landscape, the HOA's new landscape maintenance contractor. Bruce Brown, the VDLF Account Manager from Vintage Landscape, was present at the meeting to give updates to the Board after their first month of servicing the community. Vintage Landscape reported issues they've witnessed resulting from what appears to be poor service from the previous landscape company, Pro Landscape, including potential purposeful interference with certain irrigation systems throughout the complex. Vintage will continue to work to improve the property and make recommendations as needed for the Board to review.

NEXT MEETING DATES Regular Meeting – September 28, 2024, at 9:00am via Zoom.

ADJOURNMENT With no further business, the meeting was adjourned at 10:43 a.m.

Respectfully submitted, Nicolas Evans, Assistant Community Manager – PPM



9.28.24

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Barbara Cioffi, Secretary

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Date