

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING September 27, 2025 - 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 Saturday, September 27, 2025, at 9:00 a.m. at the Clubhouse and via Zoom Video conference. 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 – Jason Kilpatrick
Director – Fred Gross – Absent
Director – Charles Drayman

OTHERS PRESENT

Shelly Ruegsegger – Senior Community Manager | Personalized Property Management
Jessica Franz attended the meeting for 10 minutes to introduce herself as Shelly's new assistant.

CALL TO ORDER

Board President Scott Gaudineer called the meeting to order at 9:01 a.m.

AGENDA ADDITIONS None.

HOMEOWNER FORUM #1

A question was asked about postage costs annually, and an Amazon package stolen from front door.

BOARD SUMMARY REPORT

Newsletter to be sent out shortly to the homeowners at the conclusion of the meeting.

APPROVAL OF MINUTES

The Board reviewed the regular meeting minutes of May 31, 2025. After discussion, *motion to approve the minutes of the regular meeting as presented, made by Mr. Guessford, second by Mr. Drayman, motion carried.*

COMMITTEE REPORTS

Financial – April, May, June, July & August 2025 – Mr. Toogood gave a summary of the August Financial as presented by PPM. After discussion, *motion to approve the financials above as presented, made by Mr. Toogood, second by Mr. Drayman, motion carried.*

Architectural – Mr. Kilpatrick stated that there have been several front door and security door approvals. Continue to reach out to PPM for an application for exterior changes.

Landscaping – Mr. Gaudineer advised that the board received the irrigation assessment report and several proposals. It is a great report with controllers and valve replacement recommendations. After discussion, *motion to approve the proposal from Vintage for \$2050.00 for various small repairs to the controllers, made by Mr. Drayman, second by Mr. Toogood, motion carried.*

After discussion, *motion to approve the proposal for \$9550.00 to replace 36 1-inch pressure regulators and 28 valve boxes, made by Mr. Guessford, second by Mr. Drayman, motion carried.*

Maintenance – Change Orders to pools 9 & 11. After discussion, *motion to ratify the change orders as \$12,475 for pool 11 and \$8,100 for pool 9, made by Mr. Guessford, second by Mr. Kilpatrick, motion carried.*

There was further discussion on asphalt repairs at the main entrance. After discussion, *motion to approve the proposal from IPS to repair asphalt issues at the main entrance for \$8268, made by Mr. Guessford, second by Mr. Drayman, motion carried.*

NEW BUSINESS

Liens (1) – *Motion to approve a lien for account # 11436093, made by Mr. Toogood, second by Mrs. Cioffi, motion carried.*

Draft 2026 Budget – There was preliminary discussion and review on the draft budget. Overall, per Mr. Gaudineer, the monthly fees will not increase for 2026. The board agreed to bring it back to the October meeting for final approval after the board sees the 2026 Reserve Study. Tabled.

Draft Rules & Regulations – Final Approval w/Comments - After discussion, *motion to approve the R&Rs as presented, made by Mrs. Cioffi, second by Mr. Drayman, 1-no, 5-yes, motion carried.*

Draft Maintenance Matrix – Review and Discussion - After discussion, *motion to approve the draft matrix as presented, made by Mrs. Cioffi, second by Mr. Drayman, motion carried.*

HOMEOWNERS FORUM #2

Discussion on a 10-year plan to increase dues annually, ventless dryers, and lollipop light replacement.

NEXT MEETING DATES

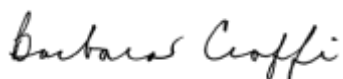
November 1, 2025, at 9:00 am via Zoom

Annual Meeting – April 4, 2026

ADJOURNMENT

With no further business, the meeting was adjourned at 10:24 a.m.

Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager – PPM



Barbara Cioffi, Secretary

11.1.25

Date