

VILLAS DE LAS FLORES BOARD OF DIRECTORS MEETING December 6, 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, December 6, 2025, at 9:00 a.m. via Zoom Video conference. A quorum of Board members was present, and business was conducted as is outlined herein.

DIRECTORS PRESENT

President – Scott Gaudineer - Absent
Vice President – Kleev Guessford
Secretary – Barbara Cioffi
Treasurer – John Toogood
Director – Jason Kilpatrick
Director – Fred Gross
Director – Charles Drayman

OTHERS PRESENT

Shelly Ruegsegger – Senior Community Manager | Personalized Property Management

CALL TO ORDER

Board Vice President Kleev Guessford called the meeting to order at 9:01 a.m. Mr. Guessford advised all that Mr. Gaudineer was in Washington and not able to be at the meeting.

AGENDA ADDITIONS

None

HOMEOWNER FORUM #1

Discussed plants blocking parking lot number signs in lots 4 and 5. Signs should be moved up.

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 November 1, 2025. After discussion, *motion to approve the minutes of the regular meeting as presented, made by Mr. Drayman, second by Mr. Toogood, motion carried.*

COMMITTEE REPORTS

Financial – October & November 2025 – Mr. Toogood gave a summary of the 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 there have been on-going requests for window and door renovations and he continues to provide the necessary information for guidance on the process.

Landscaping – Mr. Drayman advised that the Vintage contract is still under negotiation and plant replacements are done.

Maintenance – Recent proposals for painting and asphalt were handed out to the Board for discussion at the January 2026 Strategic Planning Meeting. No action today.

NEW BUSINESS

None

HOMEWONERS FORUM #2

None

NEXT MEETING DATES

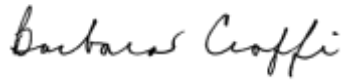
January 31, 2025, at 9:00 am via Zoom

Annual Meeting – April 4, 2026, at 9:00 am via Zoom

ADJOURNMENT

With no further business, the meeting was adjourned at 10:36 a.m.

Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager – PPM



Barbara Cioffi, Secretary

1.31.26

Date