

**ANDALUSIA HOMEOWNERS' ASSOCIATION**  
FREMONT, CALIFORNIA

**ANNUAL MEETING**  
January 26, 2005

**MINUTES**

**ITEM I. – CALL TO ORDER**

The Annual Membership Meeting of the Andalusia Homeowners Association was held on January 26, 2005, at the Recreation Center at 39249 Marbella Terraza in Fremont, California. The meeting was called to order at 7:45 p.m. by the Board President, Gailen Vick.

**ITEM II. – VERIFICATION OF QUORUM**

Proof of quorum was represented by fifty-four (54) owners present in person or by proxy.

**ITEM III. – REPORTS**

President Vick and Nathan Mitchell of Community Care Property Management gave an overview of some of the Association activities that transpired in both the prior and current fiscal years and activities anticipated to be addressed in the future.

**ITEM IV. – ADOPTION OF LAST YEAR'S ANNUAL MEETING MINUTES**

Upon a motion duly made and seconded, the Annual Meeting minutes for December 12, 2003, were adopted by the membership.

**ITEM V. – ELECTION OF DIRECTORS**

Nathan Mitchell of Community Care Property Management explained how the voting for the two open Board positions and the resolution regarding excess assessments would be conducted. Cumulative voting is allowed by the By-Laws. The only candidate was Gailen Vick. Nominations were then asked for from the floor. No one was nominated from the floor. Upon a motion duly made and seconded, nominations were closed with unanimous approval.

Upon a motion duly made and seconded, Gailen Vick was elected for a two-year term and the following resolution regarding excess assessments had passed:

"Whereas the Andalusia Homeowners' Association is a California corporation duly organized and existing under the laws of the State of California, and whereas the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service; now, therefore, the membership hereby adopt the following resolution by and on behalf of the Homeowners' Association:

"Resolved that any amounts collected by or paid to the Association in excess of operating expenses for the twelve (12) months of the current fiscal year shall be set aside for operating or reserves as determined by the Board for future financial needs, as provided by the guidelines established by the Internal Revenue Service rulings 70-604 and 75-371. Such amounts shall be deposited into insured interest bearing accounts. Allocation of any amounts so added to operating or reserves shall be allocated to the various components at the discretion of the Board of Directors."

**ITEM VI. – UNFINISHED (OLD) BUSINESS**

None at this time.

**ITEM VII. – NEW BUSINESS**

The Board fielded various questions regarding various issues.

**ITEM VIII. – NEXT MEETING DATE AND ADJOURNMENT**

The next Annual Membership Meeting of the Andalusia Homeowners' Association will be held in December 2005 at a place and time to be announced at a later date.

With no further business to come before the membership, a motion was duly made and seconded, with unanimous approval, to adjourn this meeting at 9:00 p.m.