

ANDALUSIA HOMEOWNERS ASSOCIATION
FREMONT, CALIFORNIA

ANNUAL MEETING
December 1, 2003

MINUTES

ITEM I. – CALL TO ORDER

The Annual Membership Meeting of the Andalusia Homeowners Association was held on December 1, 2003, at the Recreation Center at 39249 Marbella Terraza in Fremont, California. The meeting was called to order at 7:30 p.m. by the Board President, Gailen Vick.

ITEM II. – VERIFICATION OF QUORUM

Proof of quorum was represented by sixty-five (65) owners present in person or by proxy.

ITEM III. – REPORTS

President Vick 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 VI. – ADOPTION OF LAST YEAR'S ANNUAL MEETING MINUTES

Upon a motion duly made and seconded, the Annual Meeting minutes for December 3, 2002, were adopted by the membership.

ITEM V. – ELECTION OF DIRECTORS

Nathan Mitchell of Community Care Property Management explained how the voting of the three (3) open Board positions and the resolution regarding excess assessments would be conducted. Cumulative voting is allowed by the Bylaws. The candidates were Jeff Callo and Beltran Cambronero. Nominations were then requested from the floor. No one was nominated from the floor. Upon a motion duly made and seconded, nominations were closed with unanimous approval.

Joe McCloud, Kevin Potts, and Susan Tognolini were appointed to serve as the inspectors of the election. Ballot voting by the owners then took place. The ballots were presented to the inspectors of election for counting. The inspectors of election announced that: 1) Jeff Callo and Beltran Cambronero were elected for a two-year term; and 2) 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.”

Nominations were then requested from the floor for the Nominating Committee. There were no nominations from the floor.

ITEM VI. – NEW BUSINESS

The Board fielded questions regarding various issues, including problems with the slide gate and transmitters, the establishment of a Yahoo group, changing personal access codes, adding an article to the newsletter regarding checking washing machine valves and hoses, and calling BFI for large or oversize pickups.

ITEM VII. – NEXT MEETING DATE AND ADJOURNMENT

The next Annual Membership Meeting of the Andalusia Homeowners Association will be held in December 2004 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 8:10 p.m.