

**ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 26, 2008
Minutes**

BOARD MEMBERS

Draft

Ron Shore	President
Gailen Vick – by telephone	Vice President
John Burnett	Treasurer
Neil Chen	Director
Jeff Callo – by telephone	Director

OTHERS PRESENT

Gary Martiny Community Management Services, Inc
Two (2) homeowners

ITEM I – Call to Order

President Ron Shore called the meeting to order at 7:00 PM in the Andalusia Clubhouse.

ITEM II - Open Forum

- Gayle Jones and Yakov Kruti submitted their applications for approval to install the new air conditioning systems at their units. John Burnett motioned to approve their applications. Gailen Vick seconded the motion and it passed.

ITEM III – Approval of Minutes

John Burnett made a motion to approve the minutes of the February 27, 2008 Board of Directors meeting as presented. Neil Chen seconded the motion and the motion carried.

ITEM IV - Committee Report

- A. Landscaping
 - The issue of the wrought iron fence in the front of the complex was discussed. It is to be repaired by Silicon Valley Builders.
 - Lewis Tree Service is in the process of pruning the palm trees throughout the complex.
- B. Pool & Clubhouse – no report was given.
- C. Fountain – Gailen Vick – discussed the regulating of the fountain pedestals to control the spray.
- D. Lighting – Gailen Vick – some lighting issues in the complex were discussed.
- E. Parking – no report given.

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ITEM V – Treasurer’s Report – John Burnett

- A. The financials of February 29, 2008, were reviewed by John Burnett.
- B. The delinquency report dated March 15, 2008, was reviewed by John Burnett.
- C. The Board discussed several water usage issues in the complex and Ron Shore had some solutions to find out why water consumption is higher than it should be. The Board also discussed gas water heater usage in the old buildings versus the new buildings.

ITEM VI - Association Manager’s Report

- A. Work Order History report for February, 2008, was reviewed.
- B. The Board talked about the responsibility of paying for electrical work inside the units. The responsibility is to be determined after the problem is repaired.
- C. The asphalt repair in front of 989 Avila was discussed.
- D. The job to re-finish the three park benches was discussed.
- E. Out Going Correspondence – none reviewed.
- E. In Coming Correspondence – none reviewed.

ITEM VII –Old and New Business

- Ron Shore discussed the issue of the fence and the junk on the school property across the street from Andalusia and how unacceptable it looks to Andalusia homeowners. Ron has written to the school and has had a reply indicating some possible cooperation.
- Ron discussed the trees in the front of the complex that are still waiting to be pruned by the City of Fremont.

ITEM VIII – Newsletter – none to add at this meeting.

ITEM IX - Adjournment

There being no further business before the Board of Directors the meeting was adjourned at 8:30 PM. The next meeting is scheduled for Wednesday, April 23, 2008 at 7:00 PM in the Andalusia Clubhouse.

As approved by the Board of Directors:

Signature

Date