

**ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 27, 2009
Minutes**

BOARD MEMBERS

DRAFT

Ron Shore	President
Steve Huff	Vice President
John Burnett	Treasurer
Vacant	Director
Jeff Callo	Director

OTHERS PRESENT

Gary Martiny Community Management Services, Inc
One (1) Homeowner

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

- ❑ **Mohit Bhargava of 1029 Avila talked about the HOA’s parking rules. He said he has a “nanny” for his children and he needs a guest parking spot for her during the week – Monday thru Friday from 9:00 AM to 5:00 PM. The Board approved to assign him to any guest parking spot through the end of 2009. Gary M. is to issue a guest parking pass to him.**
- ❑ **The renter of unit 39248 talked about installing a dish network satellite dish and he was told that the owner would have to make the request to the Board.**

ITEM III – Approval of Minutes

John Burnett made a motion to approve the minutes of the April 22, 2009 Board of Directors meeting as amended. Ron Shore seconded the motion and the motion carried.

ITEM IV - Committee Reports

- A. Landscaping – no report was given.
- B. Pool & Clubhouse – Steve Huff reviewed the VGB project and said that the pool almost passed the requirements for the drainage covers replacement. The pool company is making the required upgrades. The spa also needs to be re-surfaced.
 - ❑ Steve Huff also talked about cleaning up the closet in the clubhouse including changing out the hot water system.
- C. Fountain – no report given.
- D. Lighting – no report given.

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- E. Hot Water System – Ron Shore reviewed the system and some progress that continues to be made with the systems in the newer buildings and what’s going to happen in the future.
The Board discussed the installation of four (4) timers to shut off new building recirculation lines between 11:30 PM to 4:00 AM at a cost of \$650 each. Ron Shore motioned to purchase the four timers for \$650 each and have them installed. John Burnett seconded the motion and it passed.

ITEM V – Treasurer’s Report – John Burnett

- A. The financials of April 30, 2009, were reviewed by John Burnett. He said that the financials look very good to date. John reviewed the reserves as well.
- B. The delinquency report dated April 30, 2009, was reviewed by John Burnett.
- C. The Board voted to authorize to record the notice of delinquent assessment with Allied Collections for account #126-12600010.

ITEM VI - Association Manager’s Report

- A. Work Order History report for April, 2009, was not reviewed at the meeting.
- B. The front door of unit 39263 has been painted by Flores Painting and it looks good.
- C. Out Going/In Coming Correspondence – none reviewed.

ITEM VII –Other Business

- A. The deck coating project was reviewed by Ron Shore and is on-going.
- B. Ron Shore reviewed the plumbing service cost comparison for new versus old buildings.
- C. Ron reviewed the fire alarm testing system. All homeowners are in compliance.
- D. Web site revisions were reviewed by Ron Shore.

ITEM VIII - Adjournment

There being no further business before the Board of Directors the meeting was adjourned at 8:10 PM. The next meeting is scheduled for Wednesday, June 24th, at 7:00 PM in the Andalusia Clubhouse.

As approved by the Board of Directors:

Signature

Date