

**ANDALUSIA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
APRIL 23, 2008  
Minutes**

**BOARD MEMBERS**

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

- Sally Rench discussed the issue of some front gate problems regarding the telephones. Also talked about a wasp problem at her unit.

**ITEM III – Approval of Minutes**

Ron Shore made a motion to approve the minutes of the March 26, 2008 Board of Directors meeting as presented. John Burnett seconded the motion and the motion carried.

**ITEM IV - Committee Report**

- A. Landscaping
  - Ron Shore discussed the maintenance of the trees in the front of the complex.
- B. Pool & Clubhouse – no report was given.
- C. Fountain – Gailen Vick –nothing new to report.
- D. Lighting – Gailen Vick – nothing new to report.
- E. Parking – the rental parking places were reviewed.
- F. Heaters – Neil Chen presented a report on his work on the hot water system and why the new heater systems use more gas than the old heaters.

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### **ITEM V – Treasurer’s Report – John Burnett**

- A. The financials of March 31, 2008, were reviewed by John Burnett.
- B. The delinquency report dated April 15, 2008, was reviewed by John Burnett.
- C. The insurance costs were under budgeted.
- D. On the reserves – move palm trees maintenance to #9850.
- E. Send Sid Chandra’s lien notice to Jeff Callo.

### **ITEM VI - Association Manager’s Report**

- A. Work Order History report for March, 2008, was reviewed.
- B. The asphalt repair in front of 989 Avila was discussed. It has been completed.
- C. The job to re-finish the three park benches was discussed.
- D. 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 at the school property across the street from Andalusia. Ron motioned to donate \$1000.00 to the school. Gailen Vick seconded the motion and it passed.
- Ron discussed the trees in the front of the complex that are still waiting to be pruned by the City of Fremont.
- The issue of someone shooting at a nearby church was discussed. Ron is to put an article in the next newsletter.

### **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 9:00 PM. The next meeting is scheduled for Wednesday, May 28, 2008 at 7:00 PM in the Andalusia Clubhouse. The Board then went into executive session.

As approved by the Board of Directors:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

ANDALUSIA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS

Executive Session on 04-23-08

The Board authorized to record lien notices on units #126-12600450 and 126-12612600120. Gailen Vick motioned to record the notices. John Burnett seconded the motion and it passed.