

**ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 28, 2008
Minutes**

BOARD MEMBERS

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

OTHERS PRESENT

Gary Martiny Community Management Services, Inc
One (1) homeowner – Steve Huff

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 – none.

ITEM III – Approval of Minutes

Ron Shore made a motion to approve the minutes of the April 23, 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 grass and flowers, etc. throughout the complex.
- B. Pool & Clubhouse – Steve Huff talked about chemicals for the pool and the monitoring of the chlorine in the pool.
- C. Fountain – Gailen Vick –nothing new to report.
- D. Lighting – Gailen Vick – Gailen gave a review of the lighting system in the complex.
- E. Parking – no report given.

ITEM V – Treasurer’s Report – John Burnett

- A. The financials of April 30, 2008, were reviewed by John Burnett.
 - Utilities are below budget.
 - The water situation is in good shape.
- B. The delinquency report dated May 21, 2008, was reviewed by John Burnett.

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ITEM VI - Association Manager's Report

- A. Work Order History report for April, 2008, was reviewed.
- B. The Board discussed an issue of whether or not the HOA can cut off services to a unit that is in foreclosure, etc., or owned by a bank? Gary to contact legal counsel.
- C. Out Going Correspondence – none reviewed.
- D. In Coming Correspondence – none reviewed.

ITEM VII –Old and New Business

- Ron Shore reviewed the performance of Statcomm.
- Neil Chen talked about and updated of hi-lites of Marina Mechanical and the job they're doing on the water heater system.
- Niel Chen requested the water bills from the past year be sent to him.
- Steve Huff discussed the problems at the pool concerning non-residents using the pool.
- The Board wants copies of the clubhouse rules book.

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 9:10 PM. The next meeting is scheduled for Wednesday, June 25, 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 05-28-08

The Board authorized to record lien notices on units #126-12600450 and 126-12600120 and 126-12600770 and 126-12600380. Ron Shore motioned to record the notices. John Burnett seconded the motion and it passed.