

**ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 24, 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
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

- Sally Rench stated that she didn't like the local Fremont paper and recommended that the HOA get rid of it. Ron Shore to look into it.

ITEM III – Approval of Minutes

John Burnett made a motion to approve the minutes of the May 27, 2009 Board of Directors meeting as amended. Jeff Callo seconded the motion and the motion carried.

ITEM IV – Association Manager's Report

1. The work order history report dated 05-31-09 was discussed.
2. Steve Huff reviewed the fire extinguisher annual inspection issue. The fire extinguisher in the clubhouse will be added to next year's inspection.
3. Ron Shore discussed the successful fire alarm test.
4. The first phase of the re-coating of the decks has been completed.

ITEM V – Treasurer's Report – John Burnett

- A. The financials of May 31, 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 May 31, 2009, was reviewed by the Board.
- C. The Board voted to authorize to record the notice of default with Allied Collections for account #126-12600010.

Page Two

ITEM VI – Committee Reports

- A. Landscaping – no report given at this meeting.
- B. Pool/Clubhouse – Steve Huff discussed the issue of the deposit from a recent party in the clubhouse. The party left quite a mess to be cleaned up. Steve will review the issue again at the next scheduled Board meeting.
- C. Fountain – no report given.
- D. Lighting – no report given.
- E. Hot water system – Jeff Callo reviewed information regarding the system.

ITEM VII –Other Business

- 1. The issue of the black cable on the roof of 39336 Marbella was discussed. No action taken.
- 2. The barking dog issue at 1057 Avila was reviewed.
- 3. The parking violations issue was reviewed by Ron Shore. Ron motioned to convert five (5) guest spots to rental spots and charge \$60 per month to rent them. Replace the logo on the spots from “guest” to a number.
- 4. Steve Huff motioned to have Mohit Bhargava of 1029 Avila Terazza be assigned to the Board of Directors. Ron Shore seconded the motion and the motion passed unanimously.

ITEM VIII - Adjournment

There being no further business before the Board of Directors the meeting was adjourned at 8:35 PM. The next meeting is scheduled for Wednesday, July 22nd, at 7:00 PM in the Andalusia Clubhouse.

As approved by the Board of Directors:

Signature

Date