

**ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 25, 2008
Minutes**

BOARD MEMBERS

Ron Shore	President
Gailen Vick (absent)	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 May 29, 2008 Board of Directors meeting as presented. John Burnett seconded the motion and the motion carried.

ITEM IV - Committee Report

- A. Landscaping - none

- B. Pool & Clubhouse & Social – Ryan & Christie Duncan talked about the “National Night Out”. They presented an update of the upcoming event. Tuesday, August 5th.
 - Pool – the issue of non-residents in the pool was reviewed.
 - The new reservation form for the clubhouse was reviewed by Steve Huff and the Board.
 - Proposals to change the rental agreement were discussed.

- C. Fountain – nothing new to report.
- D. Lighting – The HOA needs someone to take over the lighting responsibilities. Ron Shore will send out a notice to the membership asking for volunteers to help out.
- E. Parking – no report given.
- F. Hot Water System – Neil Chen
 - Neil reviewed the progress that has been made thus far with the hot water issue.
 - The Board approved new equipment.

Page Two

ITEM V – Treasurer’s Report – John Burnett

- A. The financials of May 31, 2008, were reviewed by John Burnett.
- B. The delinquency report dated June 15, 2008, was reviewed by John Burnett.

ITEM VI - Association Manager’s Report

- A. Work Order History report for May-June, 2008, was reviewed.
- B. Suggested course of action with Marina Mechanical was reviewed.
- C. Several workorder action items were reviewed.
- D. Outgoing Correspondence – three (3) letters were reviewed.
- D. Incoming Correspondence – none reviewed.

ITEM VII –Old and New Business - none

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 8:10 PM. The next meeting is scheduled for Wednesday, July 23, 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 06-25-08

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