

**ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 26, 2009
Minutes**

BOARD MEMBERS

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

OTHERS PRESENT

Gary Martiny Community Management Services, Inc.

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

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

ITEM IV – Association Manager’s Report

1. The work order history report dated August 31, 2009 was reviewed. No action taken.
2. The Statcomm updates were reviewed by Ron Shore.
3. The Silicon Valley Builders Co. was approved to install 12” extensions at the pool gates.
4. Bright Outlook’s proposal to clean the rain gutters was reviewed. The Board approved the proposal at a cost of \$3,910.00. The job is to be done December 14, 2009.

ITEM V – Treasurer’s Report – John Burnett

- A. The financials of July 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 July 31, 2009, was reviewed by the Board.
- C. The Board voted to authorize to publish a notice of trustee’s sale for account #126-12600010/507-0804-086.

ITEM VI – Committee Reports

- A. Landscaping – Mohit Bhargava gave a review of the action items being done at the complex at this time especially the pruning throughout the complex.

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- B. Pool/Spa/Clubhouse – Steve Huff.
 - Steve reviewed the following items: new spa heater was installed; new signs for the pool are done. Ron Shore and Steve Huff noted that the purpose of the signs and gate extensions is to make it more difficult for the people who are illegally entering the complex to use the pool and spa after hours. Additional enforcement effort will be targeted at those who use the pool and spa, but don't live in Andalusia.
- C. Fountain – no report given.
- D. Lighting – no report given.
- E. Hot water system – no report given.

ITEM VII –Other Business

- Flood repair status at Building 11 was reviewed by Ron Shore.
- The toilet leak issue at Sandi Soliday's unit was reviewed.

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, September 23, at 7:00 PM in the Andalusia Clubhouse.

As approved by the Board of Directors:

Signature

Date