

**ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 23, 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
Three (3) homeowners– Steve Huff, Kenny Feng, and Cindy Duncan.

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 – Kenny Rung talked about air-conditioners and companies that the HOA can use to install them less expensively. Ron Shore suggested that Kenny get proposals from his installer as well as the HOA installer – JNT.

ITEM III – Approval of Minutes

John Burnett made a motion to approve the minutes of the June 25, 2008 Board of Directors meeting as presented. Ron Shore seconded the motion and the motion carried.

ITEM IV - Committee Report

- A. Landscaping - none
- B. Pool & Clubhouse & Social – Christie Duncan talked about the “National Night Out”. She presented an update of the upcoming event. Tuesday, August 5th from 6:30 to 8:30 PM. The budget is \$1200.
 - Pool – Steve Huff talked about fire extinguishers and pool wrought iron fence bids that still need to come in.
 - Proposals to install garage numbers is still coming from Silicon Valley Builders.
- C. Fountain – Ron Shore reviewed and updated the fountain.
- D. Lighting – none reported.
- E. Hot Water System – Neil Chen
 - Neil reviewed the progress that has been made thus far with the hot water issue.
- F. Gailen Vick resigned from the Board effective with this meeting. Ron Shore nominated
- G. Steve Huff to be assigned to the Board to fill the vacancy. The Board voted 4 to 1 to appoint Steve Huff as the 5th Board member.

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ITEM V – Treasurer’s Report – John Burnett

- A. The financials of June 30, 2008, were reviewed by John Burnett.
 - After 9 periods the operating is \$3K to the positive. \$414K in reserves.
- B. The delinquency report dated July 15, 2008, was reviewed by John Burnett.
- C. The new budget for '08-'09 was reviewed by the Board. John Burnett motioned to pass the budget as presented with a \$30 monthly assessment increase. The Board voted to pass the budget. The vote was four to one in favor of passing the budget with Jeff Callo the only dissenting vote.

ITEM VI - Association Manager’s Report

- A. Work Order History report for June-July, 2008, was reviewed.
- B. Several workorder action items were reviewed.
- C. Out Going Correspondence – none reviewed.
- D. In Coming Correspondence – none reviewed.

ITEM VII –Other Business

- The Board discussed the satellite dish issue of unit 1065 Avila. Gary M. is to send a letter to Lucia Diaz telling her to put the dish on a tri-pod or the HOA will remove it.

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 8:50 PM. The next meeting is scheduled for Wednesday, August 27, 2008 at 7:00 PM in the Andalusia Clubhouse.

As approved by the Board of Directors:

Signature

Date