

**ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 23, 2009
Minutes**

BOARD MEMBERS

DRAFT

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

Steve Huff made a motion to approve the minutes of the August 26, 2009 Board of Directors meeting. Jeff Callo seconded the motion and the motion carried.

ITEM IV – Association Manager’s Report

1. The work order history report dated 09-30-09 was reviewed. No action taken.

ITEM V – Treasurer’s Report – John Burnett

- A. The financials of August 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 August 31, 2009, was reviewed by the Board.

ITEM VI – Committee Reports

- A. Landscaping – Mohit Bhargava gave a review of the action items being done at the complex at this time.
- B. Pool/Clubhouse/Gates – Steve Huff.
 - Steve reviewed the following items – Pineda Concrete is to come out to the complex to fix some holes in the pool deck. Also talked about the ‘keys’ issue. Talked about the garbage issue from parties in the clubhouse.
- C. Fountain – no report given.
- D. Lighting – no report given.

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- E. Hot water system – Ron Shore said that the repairs to the water heaters are going very well. The Regis Company is working very well with the HOA.

ITEM VII –Other Business

- 39266 – the issue of the homeowner continuing to leave her garage door open was discussed.
- Discussed the date of the next Board meeting. November 18 won't work.
- Ron Shore reviewed the waste collection performance of Allied Waste Management.

ITEM VIII - Adjournment

There being no further business before the Board of Directors the meeting was adjourned at 8:20 PM. The next meeting is scheduled for Wednesday, October 28, at 7:00 PM in the Andalusia Clubhouse.

As approved by the Board of Directors:

Signature

Date