

**ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 28, 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

John Burnett made a motion to approve the minutes of the September 23, 2009 Board of Directors meeting. Steve Huff seconded the motion and the motion carried.

ITEM IV – Association Manager’s Report

1. The work order history report dated 10-31-09 was reviewed. No action taken.
2. The annual fire alarm testing was reviewed by the Board.
3. The new on-sight property manager approach was described by Ron Shore. Steve Huff will become an on-sight manager and Gary Martiny would no longer have HOA management responsibilities. The HOA will have to purchase worker’s comp insurance. Steve Huff would have to resign from the Board because of conflict of interest. Ron Shore motioned to approve the program. Mohit Bhargava seconded the motion and it passed. The program will start on February 3rd, 2010. Steve Huff would be paid \$1,000 per month salary.
4. The Board agreed to a censure motion for the inappropriate behavior of one of its Board Members.

ITEM V – Treasurer’s Report – John Burnett

- A. The financials of September 30, 2009, were reviewed by John Burnett. John stated that the reserves have \$443K so far in 2009. Expenditures YTD are \$30K less than what had been projected.

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- B. The delinquency report dated September 30, 2009, was reviewed by the Board.
- C. Two delinquent assessments were reviewed and approved by the Board to send to Allied Collections. Accts # 126-12600900 and # 12612600940.

ITEM VI – Committee Reports

- A. Landscaping – Mohit Bhargava gave a review of his new working relationship with Bayscapes Landscaping Co.
- 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.
- C. Fountain – Ron Shore and Steve Huff updated the fountain.
- D. Lighting – no report given.
- E. Hot water system – no report given.

ITEM VII –Other Business

- ❑ Ron Shore reviewed the issue of the faulty toilet design by the developer, Regis. No action was taken.
- ❑ Ron Shore motioned to charge the owner of 997 Avila Terraza for the excess water that kept running out of her toilet. Steve Huff seconded the motion and it passed.
- ❑ Allied Waste Management weekly service was reviewed by Ron Shore. The service has improved in the last six months.
- ❑ Ron Shore said that the balcony re-surfacing project is on budget.
- ❑ A-Pro exterminating service was reviewed by the Board. The contract for their services is indefinite. It provides for a cost of \$25.00 per visit for all homeowners.

ITEM VIII - Adjournment

There being no further business before the Board of Directors the meeting was adjourned at 8:30 PM. The next meeting is scheduled for Wednesday, November 25, at 7:00 PM in the Andalusia Clubhouse.

As approved by the Board of Directors:

Signature

Date