

**ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 25, 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
Two homeowners and legal counsel.

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

- ❑ **Ray Ann and Dan Sprinkle of 997 Avila Terraza and their attorney, discussed the water usage issue that took place at their unit. Ron Shore explained the reasons how he discovered the leak at their unit. The Board will look at their water bill for December, 2009, and then get back to the owner.**
- ❑ **The Board discussed the censure issue of one of the Board members and putting the censure info into the Board meeting minutes. Gary M. is to find out from legal counsel if the Board can change the content of the minutes as recorded during a Board meeting.**

ITEM III – Approval of Minutes (approval on hold for the legal opinion)

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.

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ITEM V – Treasurer’s Report – John Burnett

- A. The financials of October 31, 2009, were reviewed by John Burnett. John stated that the reserves have \$428K so far in 2009. Expenditures YTD are \$4.3K less than what had been projected.
- B. The delinquency report dated October 31, 2009, was reviewed by the Board.

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 no report.
- 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 – no report given.

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, January 27, 2010, at 7:00 PM in the Andalusia Clubhouse.

As approved by the Board of Directors:

Signature

Date