

**ANDALUSIA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
November 26, 2008  
Minutes**

**BOARD MEMBERS**

**DRAFT**

Ron Shore	President
Steve Huff	Vice President
John Burnett	Treasurer
Vacant	Director
Jeff Callo (absent)	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 October 22, 2008 Board of Directors meeting. Steve Huff seconded the motion and the motion carried.

**ITEM IV - Committee Report**

- A. Landscaping – Ron Shore talked about the bid from Saratoga Tree Service and that their bid to prune all of the trees in the complex was too high. Bayscapes will do the job for much less. And Bayscapes is to remove all of the palm tree shooters throughout the complex.
- C. Pool & Clubhouse – pool is good for the season according to Steve Huff.
- D. Fountain – no report given.
- E. Lighting – no report given.
- F. Hot Water System – no report given.

**ITEM V – Treasurer’s Report – John Burnett**

- A. The financials of October 31, 2008, were reviewed by John Burnett. He said that the financials look good.
- B. The delinquency report dated November 19, 2008, was reviewed by John Burnett.
- C. The Board reviewed the “authorizations to record notices of delinquent assessments” for #126-12600540, 126-12600451, and 126-12600970. Ron Shore motioned to approve the authorizations. Steve Huff seconded the motion and it passed.

## Page Two

### **ITEM VI - Association Manager's Report**

- A. Work Order History report for November, 2008, was reviewed.
- B. The amended contract from Statcomm was reviewed and approved by the Board.
- C. The Comcast cable installation issue at 39333 was reviewed. Comcast is to remove the satellite dish cables at their cost. It has been completed.
- D. Out Going Correspondence – none reviewed.
- D. In Coming Correspondence – none reviewed.

### **ITEM VII –Other Business**

- 1. The letter to 1065 Avila regarding toys continually left out in front of their unit was reviewed by the Board.
- 2. The Balcony Maintenance Proposal from Silicon Valley Builders was reviewed. Ron Shore rewrote the quote and will discuss the costs with Sergio Sanchez to see if he will agree to them.
- 3. The Board discussed the upcoming election in January. There are three openings for election to the Board. Steve Huff, Jeff Callo, and Neil Chen's positions are up.

### **ITEM VIII - Adjournment**

There being no further business before the Board of Directors the meeting was adjourned at 8:15 PM. The next meeting is the annual meeting which is scheduled for Wednesday, January 28, 2009, at 7:00 PM in the Andalusia Clubhouse.

As approved by the Board of Directors:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date