

January 14, 2021

Andalusia Home Owner's Association ANNUAL MEETING

Minutes

In Attendance: Via Zoom

Ron Shore – President

John Burnett- Treasurer

Matt Cano -Secretary

Kenny Feng – Director

Deanna Libert – Independent Inspector of Elections

9 Homeowners Listed Below

0703pm

Meeting called to order.

Deanna Libert announced as independent auditor of elections. She provided a summary of her next steps and summary of ballot counting process.

69 ballots were returned, 2 were unsigned so 67 will be tabulated.

Matt Cano, Secretary, took attendance. See below attendance summary by address.

Ron Shore provided attendees a summary of the agenda for the evening.

0738pm

Ballot winners announced. Both Kenny and Matt had 63 votes. 2 ballots could not be counted. Deanna will send a summary statement to the board that will be included as an attachment to these minutes.

Ron shore requested homeowners present for a motion to accept the minutes from the prior Annual meeting.

0745pm

Daniel Soohoo (39328 Marbella) motioned to approve minutes. 2nded by Nakul R. (1073 Avila) Minutes approved unanimously by those present.

Ron Shore provided a summary of the community and quality of community.

Major accomplishments: road resurfacing project; fountain perimeter lights; tree trimming.

In coming year, need to decide on approach to balconies for compliance with new state law to insure the safety of balconies by 2025 and every 9 years thereafter.

0757pm

John B. provided a summary of financials from last year. Income was slightly over budgeted income. Expenditures were under budget as a total.

Reserve expenditures: asphalt & trees.

Reserves started out at \$1.1M, ended at about \$1.2M.

0808pm

Annual meeting adjourned

Attendance addresses

- 945 Avila Terraza – John Burnett
- 969 Avila Terraza – Shiva Kumar
- 985 Avila Terraza – Chetan Sudarshan
- 1016 Avila Terraza – Qusai Shikari
- 1041 Avila Terraza – Satyajeet Bhide
- 1073 Avila Terraza – Nakul Ruparel
- 39277 Marbella Terraza – Ron Shore
- 39250 Marbella Terraza – Ken Tokunaga
- 39328 Marbella Terraza – Ipshita Niyogi
- 39305 Marbella Terraza – Daniel Kumar
- 39331 Marbella Terraza – Lakshmi Srinivasan
- 39355 Marbella Terraza – Kenny Feng
- 39242 Marbella Terraza – Matt Cano

DRAFT FOR APPROVAL AT ANNUAL MEETING TO BE HELD IN DECEMBER 2021

Respectfully Submitted:

Ron Shore, President



**ANDALUSIA HOMEOWNERS ASSOCIATION
REPORT BY INSPECTOR OF ELECTIONS
ANNUAL MEETING**

1. The undersigned, having been duly appointed as the Inspector of Elections for the Annual Meeting of Andalusia Homeowners Association (the "Association"), held January 14, 2021 (the "Meeting"), does hereby report as follows:

2. I, Deanna M. Libert, was appointed as an independent third party, as defined by Civil Code §5110, by the Board in the tabulation and counting of ballots.

3. I personally inspected the list of Members of the Association provided to me by its Board of Directors and verified that ballots were sent to each Member at the address of record with the Association. All members of the Association were entitled to vote the prepared ballot.

4. On January 14, 2021, at 5:00 pm, the polls were closed. At that time, I had received sixty-nine ballots. Two (2) ballots were unsigned. No proxies had been received. Sixty-seven (67) ballots would be opened. The ballots had remained in my possession since receipt by mail or delivery in person. I verified each Member's information and signature on the outer envelope prior to the Meeting.

5. On January 14, 2021 at 7:00 pm, I was present at the Annual Meeting of the Association and the ballots delivered to my office by the close of the polls or in person. The meeting was held via Zoom due to COVID-19 shelter in place restrictions. The required quorum was fifty-one percent (51%) of fifty-four (54) ballots. A quorum of Members was present in ballots and physically in person at the Meeting.

6. At the Meeting, I asked the Members present if any had challenges or questions regarding the right to vote. There were none.

7. Election of Board of Directors:

a.	Kenny Feng	63 votes	Elected
b.	Candidate 2 MATT CANO	63 votes	Elected
c.	IRS Resolution	61 For/ 4 Abstain	Approved

8. The above results of the ballot were reported to the Board at the Meeting. I then asked for any challenges or questions concerning the election. None were made.

I certify the foregoing Report is true and accurate. Executed January 14, 2021.

DEANNA M. LIBERT
INSPECTOR OF ELECTIONS