

**Andalusia Home Owners Association**  
**December 10, 2020 Board Meeting Notes**

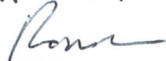
- I. *7:00pm: Meeting called to order, meeting held virtual via zoom.*
  - a. Directors present:
    - i. Ron Shore – President
    - ii. Matt Cano – Secretary
    - iii. John Burnett – Treasurer
    - iv. Kenny Feng – Director
  - b. Others present:
    - i. Abhishek Sharma
    - ii. Chetan Sudarshan
    - iii. Naklurparel in Unit 1073 attended as well
  
- II. *Open Forum*
  - a. Homeowner Abhishek Sharma requested to be on the rental waiting list. The board unanimously approved this request.
  - b. Homeowner Abhishek Sharma requested if board had requested placing solar panels on community.
  - c. Homeowner Chetan Sudarshan requested to be on the rental waiting list. The board unanimously approved. Homeowner also asked status of new property manager selection.
  
- III. *Approval of previous minutes*
  - a. Motion: approval of previous minutes: John Burnett motioned to accept minutes. Motion passed unanimously.
  
- IV. *Treasurers report – John Burnett*
  - a. Cash flow is normal
  - b. Income is to budget except extra parking income
  - c. Corporate expenses a little over budget
  - d. Utilities a little over estimates
  - e. Maintenance, repair, supplies on budget and non contract services below budget
  - f. No reserves spent yet at this time
  - g. Delinquency report: 3 people overall a few months behind, however one of these is a plumbing charge inadvertently charged to account.
  - h. Overall budget looking good after first month
  
- V. *Agenda topics*

- a. 2020 Annual meeting: Ron reported that all deadlines met and inspector of elections is in process of processing packets and ballots
- b. *Association manager replacement status*: Ron reported that we are working on potential manager with CMS and looking to meet them on-site next week. Targeting start date of January 1<sup>st</sup>.
- c. *Tree Trimming*: Kenny raised question of whether we can have tree trimming as a project in 2021. Ron reported that we spent \$22,000 last year to prune certain trees and reserve report does not have tree trimming planned until 2022.
  - i. Action: Ron and Kenny agreed to tour complex together to review and tag trees that may need trimming sooner rather than later
- d. *Leasing Policy*: At 7:25pm board convened to executive session to discuss this topic. Board reviewed new State law that requires at least 25% rental units be available. Board agreed to increase rental cap for available units from 22 to 26 units. Ron will reach out to first 4 owners in the list to see if interested in leasing their properties. Ron will provide them 3 weeks to make a decision or they move to the back of the list. Then if they are interested, they will be provided 4 months from the date they notify us of interest to execute a lease on their property. This will occur on or after January 1, 2021. Action: Board unanimously approved.

VI. Next board meeting date: 1/14/2021

Meeting adjourned at 7:56pm

APPROVED:



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RONALD J. SHORE  
PRESIDENT