



BOARD OF DIRECTORS MEETING MINUTES  
February 25, 2020 7:00PM

Location: Meeting held by Zoom conference call due to County mandate to self-isolate.

**PRESENT**

Ron Shore  
Kenny Feng  
John Burnett  
Matt Cano

President  
Vice - President  
Treasurer  
Secretary

Rob Roggenbusch – HOA Manager (CMS)

Homeowners:

Akash Rathi  
Chetan Sudarshan  
Vignesh Subramanian  
Nakul Ruparel  
Ventakesh Gowda

**GENERAL SESSION**

- I. Call to Order – 7:17PM
- II. Homeowner Forum  
*The Board decided in the interest of expediency to cover the Architectural applications for adding Air Conditioner units at the beginning of the meeting.*  
Akash Rathi (39337 Marbella Terraza) – presented his application, and the Board approved his request.  
Kenny Feng (39335 Marbella Terraza) presented his application, and the Board approved his request.  
Ron Shore (39277 Marbella Terraza) presented his application, and the Board approved his request.  
Homeowner Chetan asked if the HOA has any responsibility to remove the green moss growing on his patio. The Board asked him to send some pictures to the Manager for evaluation.
- III. Approval of Previous  
January 14, 2021 (Reorganization Meeting) – Matt motioned to approve the previous meeting minutes from January 14<sup>th</sup>. John seconded and the motion was passed.
- IV. Treasurers Report
  1. Financial Reports – the Board accepted the financials as presented. XXXX
  2. Delinquency and Aging Report - reviewed
- V. Agenda Topics
  1. Leasing status for 4 openings – the Board reviewed the current status:
    - a. 7 homeowners have been offered the option to lease
    - b. 3 accepted
    - c. 3 declined
    - d. 1 homeowner yet to notify Board of their decision
  2. Gutter cleaning – Ron motioned to approve the next round of gutter cleanings beginning late this year (Commercial Gutter estimate #32267) for \$5,500.  
John seconded and the motion was passed. Rob sign the proposal and inform Commercial that the Board would like the first cleaning in the last week of November and the second in the last week of January.

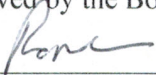
3. Tree proposals
  - a. Agri-Con tree trimming (Est #1168) – Ron motioned to approve this estimate for tree trimming. Kenny seconded and the motion was passed.
  - b. Commerical Tree care Olive Tree suppression (Proposal #79027) – Ron motioned to approve this proposal, John seconded and the motion was passed. Rob will sign the proposal and work with Ron to schedule.
4. Amazon Key system implementation – Ron explained how Amazon contacted him, asking to install a small piece of equipment at the main gate. This would allow drivers easier access and better directions, enabling them to make faster, more accurate deliveries. However, they did not show up to install the equipment when scheduled. This item is pending.
5. Balcony inspections – Rob and Ron have been developing a list of potential vendors to examine our balconies to determine what type of inspections may be necessary in the future. Rob will continue to work to narrow down the list and get some proposals.
6. Ron Shore – Architectural application – all Architectural Applications were covered during the Homeowner Forum.
7. Next Board Meeting Date – Thursday, March 25, 2021 at 7:00PM. Rob will setup the Zoom call and send out the information in the future.

VI. **Manager's Report**

1. Work order log - presented
2. Utility Log - presented

VIII. **Adjournment – 8:23PM**

Approved by the Board:

  
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Andalusia Homeowner Association

5/6/21  
Date