



APPROVED

BOARD OF DIRECTORS MEETING MINUTES
Thursday May 28, 2021 (7:00PM)

Location: Meeting held by Zoom videoconference call due to County Covid restrictions.

PRESENT

Ron Shore	President	Rob Roggenbusch – HOA Manager (CMS)
Kenny Feng	Vice - President	Homeowners:
John Burnett	Treasurer	Chetan Sudarshan (989 Avila Terraza)
Matt Cano	Secretary	Daniel Kumar (39305 Del Oro Terraza)
		Nakul Ruparel (1073 Avila Terraza)

GENERAL SESSION

- I. Call to Order - 7:01 PM
- II. Homeowner Forum
Homeowner Nakul asked if there was any study or comparison that existed to compare Andalusia with the neighboring HOA, whose comparable housing prices seem higher. Ron explained that the HOA in question were townhomes, not condominiums like Andalusia. He also explained how that affects property values. Nakul also asked if the code for the north gate had changed, but it has not. He also reported to the Board he has seen a lot of spiderwebs around the property recently. Rob pointed out that Terminex is spraying around the property every month.
- III. Approval of Previous Minutes
April 22, 2021 – John motioned that the Board approve the April 22nd meeting minutes as presented. Matt seconded the motion, and it was passed unanimously.
- IV. Treasurers Report
 1. Financial Reports - the financials ending April 30th, 2021 were accepted as presented.
 2. Delinquency and Aging Report – reviewed.
 3. Poppy Bank reserve fund potential investment – Ron proposed moving \$245,000 of reserve funds to Poppy Bank 1% Money Market, which is guaranteed for at least 6 months. John seconded, and the motion was passed unanimously.
- V. Agenda Topics
 1. Leasing status update – no changes
 2. Balcony inspections – discussed. Ron and Rob are continuing to look for another vendor whose approach fits the needs of the HOA.
 3. Architectural applications – no new applications currently.
 4. Gate upgrade to allow for up to 1000 fobs/remotes – completed.
 5. Pool/Spa/Recreation Center re-opening discussion – the Board is waiting for the June 15th state deadline to see what the on-going guidelines/restrictions will be, and will instigate an emergency meeting if necessary on the topic. Ron will send out an email update to the community. The Board felt there will need to be more sanitation supplies made available in the pool/spa/recreation room areas. Rob pointed out that the Board may need to consider charging a higher fee in the

future for recreation center usage, so that it is cleaned and sanitized immediately after use, instead of once a week.

6. Building 12 water consumption update – the Board reviewed the most current water bill, and consumption in this building has returned to normal levels.
7. Main gate; trumpet vine replacement and archway stucco repair/pain – Ron outline some of the work that had recently been completed to replace the dead trumpet vine with two jasmine vines, and the associated repair work to the stucco.
8. Next Board Meeting Date –Thursday, June 24, 2021 at 7:00 PM

VI. Manager's Report

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

VII. Committee Reports

1. Landscaping
2. Pool and Recreation Room
3. Fountain
4. Lighting
5. Parking Compliance

VIII. Adjournment – 8:13 PM