



BOARD OF DIRECTORS BOARD MEETING MINUTES
Thursday August 26, 2021 (7:00PM)

Meeting held in the Andalusia Clubhouse.

PRESENT

Ron Shore	President	Rob Roggenbusch – HOA Manager (CMS)
Kenny Feng	Vice - President	1 Homeowner Present
John Burnett	Treasurer	
Matt Cano	Secretary	

GENERAL SESSION

- I. Call to Order 7:04 PM
- II. Homeowner Forum
The homeowner present requested that the Board consider replacing a tree that had died and been removed next to the pool. The Board said they would consider it and inform the homeowner of their decision.
- III. Approval of Previous
July 22, 2021 - John motioned that the minutes from July 22, 2021 be approved. Ron seconded and the motion was passed unanimously.
- IV. Treasurers Report
 1. Financial Reports - The financials for the month ending July 31, 2021 were accepted as presented.
 2. Delinquency and Aging Report - presented
 3. Poppy Bank reserve fund investment update – Kenny motioned that the Board \$850,000 in Reserve Funds into Poppy Banks 36-month CDARS accounts. John seconded the motion and it was passes unanimously.
 4. Fiscal 2021-2022 Budget – Ron motioned that the Board approved the Pro Forma Budget Draft 2 from CMS, which would not raise the HOA Assessment amount for the year 2022. Matt seconded and the motion was carried unanimously.
- V. Agenda Topics
 1. Architectural applications – none at this time
 2. Leasing status update – there is currently one opening, and the number 1 person on the list just declined. The number 2 person on the list now has some time to decide if they want to lease their unit.
 3. Balcony inspections update – C.L. Siegler will be providing us a proposal so we will have two comparable proposals to consider by the next Board Meeting.
 4. Earthquake insurance – the coverage for Andalusia ended on September 1st.
 5. Bay Alarm renewal - complete
 6. Pool/Spa vendor and Health dept corrections – (Swimming Pool Repair Inc) Ron motioned that the Board approved the two proposals from Swimming Pool Repair to repair and bring into compliance the pool and spa. Kenny seconded and the motion was passed.

7. 2021 Election – Liberty HOA proposal. Ron motioned that the Board approved the proposal from Liberty for election services related to the upcoming election in December, choosing their option #3. John seconded and the motion was approved unanimously.
8. Next Board Meeting Date –**Thursday, September 23, 2021**

VI. Manager's Report

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

VII. Committee Reports

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

VIII. Adjournment – 8:05 PM