



BOARD OF DIRECTORS BOARD MEETING MINUTES
Thursday July 22, 2021 (7:00PM)

Meeting held in the Andalusia Clubhouse.

PRESENT

Ron Shore	President	Rob Roggenbusch – HOA Manager (CMS)
Kenny Feng	Vice - President	7 Homeowners Present
John Burnett	Treasurer	
Matt Cano	Secretary	

GENERAL SESSION

I. Call to Order

II. Homeowner Forum

One homeowner requested to be added to the leasing wait list, and was told to email the Board President with the formal request. A homeowner asked about the speed limit in the HOA, and was told it is 5 MPH, and to please drive as slow as you can. EARTHQUAKE INSURANCE DISCUSSION – the Board allowed some open forum discussion during the portion of the meeting dedicated to Earthquake insurance. One homeowner felt if the Board stopped purchasing earthquake insurance that dues should be reduced, but the Board pointed out the whole idea of cancelling the expensive earthquake coverage was to build up the reserves instead in case of such an emergency.

III. Approval of Previous

July 22, 2021 – Ron motioned to approve the minutes from July 22nd, and Kenny seconded the motion. It was carried unanimously.

IV. Treasurers Report

1. Financial Reports – the financials from 6/30/2021 were accepted as presented.
2. Delinquency and Aging Report – reviewed.
3. Poppy Bank reserve fund investment update – the Board will consider moving some funds into their CD's at the next meeting, if all continues to go well with the relationship.

V. Agenda Topics

1. Architectural applications – none at this time
2. Leasing status update - reviewed
3. Balcony inspections update – Focused Integration Group proposal in, looking for one more proposal for comparison.
4. Earthquake insurance – Matt motioned to extend the current earthquake insurance one more month (through 9/1) in order to allow homeowners some more time to purchase additional insurance to cover emergency HOA assessments in the case of an earthquake. The cost of this is roughly \$5600. Kenny seconded the motion and the motion was passed. Ron will send out an email to the homeowners to explain.
5. Bay Alarm renewal – after much negotiation, the yearly costs were not raised.

6. Pool/Spa vendor and Health dept corrections – Rob is getting quotes from the existing vendor as well as another on the pool and spa corrections, which will have to be done immediately to satisfy the Health Department.
7. Building 6 excessive water usage – most recent water bill shows usage is back to normal.
8. Next Board Meeting Date –Thursday, August 26, 2021

VI. Manager's Report

1. Work order log - presented
2. Utility Log – presented and water reviewed
3. Other – Rob will contact Liberty HOA Services to get started on the next election

VII. Committee Reports

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

VIII. Adjournment - 8:07 PM