



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

Meeting held in the Andalusia Clubhouse.

**PRESENT**

Ron Shore	President	Rob Roggenbusch – HOA Manager (CMS)
Kenny Feng	Vice - President	2 Homeowners
John Burnett	Treasurer	
Matt Cano	Secretary	

**GENERAL SESSION**

- I. Call to Order – 7:02 PM
- II. Homeowner Forum  
*The Homeowners of 39258 Marbella Terraza had requested of the Board for permission to temporarily lease their unit for one year due to a move out of state for a special training program. The Board agreed that the situation fit the definition of allowable exceptions to the normal leasing rules and voted unanimously to allow the exception for one year.*
- III. Approval of Previous Minutes  
September 23, 2021 – Matt motioned to approve the minutes from the previous meeting; John seconded, and the motion passed unanimously.
- IV. Treasurers Report
  1. Financial Reports ending September 30, 2021 – this was the last financial report of the fiscal year, and the Board voted unanimously to close the books “As-is” according to the CMS accountant’s recommendation. The financials were accepted as presented.
  2. Delinquency and Aging Report - reviewed
  3. Poppy Bank reserve fund investment update - reviewed
- V. Agenda Topics
  1. Architectural applications – none at this time
  2. Leasing status update – reviewed
  3. Balcony inspections update – Balcony inspections are currently underway, only one slight issue has been found. Rob will issue a work order to have it further investigated.
  4. Pool/Spa repairs – waiting on permits, all work should be done by Christmas
  5. 2021 Election – the Board discussed ways to ensure homeowners return their ballots; sign provided by Liberty HOA will be displayed by each mailbox to remind homeowners.
  6. **Next Board Meeting Date – ANNUAL MEETING, Wednesday December 8<sup>th</sup>, 2021 at 7 PM (No meeting in November). There will be a regular Board Meeting immediately after the Annual Meeting.**
- 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 – 7:59