



BOARD OF DIRECTORS MEETING MINUTES  
January 27, 2022

Meeting held in the Andalusia Clubhouse.

**PRESENT**

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

**GENERAL SESSION**

- I. Call to Order 7:05
- II. Homeowner Forum  
Homeowner Shiva Kumar from 969 Avila asked the Board about the possibility of getting a leasing exemption which would allow him to return to his home country for 1 year for a work assignment and to take care of family affairs after the recent passing of his father. The Board informed him of the process and asked him to send a formal request to the Board, then appear at a subsequent meeting for approval. Homeowner Anath from 1033 Avila wanted to report that the water heater in building #6 seems a bit noisy, especially since the utility closet where it is located shares a wall with his unit. The Board explained the venting system required for the system does require this and promised to check it in case it was making excessive noise requiring repair.
- III. Approval of Previous Minutes  
December 8, 2021 – Matt motioned to approve the minutes from the December 8, 2021 Board Meeting as presented; Kenny seconded and the motion carried.
- IV. Treasurers Report
  1. Financial Reports ending December 31, 2021 – the board accepted the financials as presented.
  2. Delinquency and Aging Report
  3. Poppy Bank reserve fund investment update
  4. Auditor report for fiscal 2020-2021- Ron motioned to approve the Auditor Report for the fiscal year 2020-2021 as provided by the accountant; Matt seconded, and the motion carried.
  5. Ron motioned that all electronic utilities, insurance, and reserve contributions are approved by the board for the entire year of 2022 for the purposes of California Civil Cod 5502. Matt seconded and the motion carried.
- V. Agenda Topics
  1. Architectural applications – none at this time
  2. Balcony inspections report – the report from Focused Integrations Group was discussed. Ron will work on developing a list of the repairs deemed necessary by the Board. Rob will then work with Marroquin Maintenance and Silicon Valley Builders group on proposals.
  3. Pool/Spa repairs update – waiting on the final permits

4. Resealing road surfaces in 2022 – Rob will work on getting proposals from Black Diamond Paving and Pacific Resurfacing for review at the next meeting.
5. Olive Tree suppression proposal – Ron motioned that the Board approve the proposal #83040 for \$1495. Matt seconded and the motion carried.
6. **Next Board Meeting Date – Thursday February 24, 2022 at 7:00 PM**

**VI. Manager's Report**

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

**VIII. Committee Reports**

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

**IX. Adjournment – 8:15**

APPROVED