



BOARD OF DIRECTORS MEETING MINUTES
February 24, 2022 7:00PM

Meeting held in the Andalusia Clubhouse.

PRESENT

Ron Shore	President
Kenny Feng	Vice - President
John Burnett	Treasurer
Matt Cano	Secretary

Rob Roggenbusch – HOA Manager (CMS)

GENERAL SESSION

- I. Call to Order – 7:06 PM
- II. Homeowner Forum
No homeowners present, no discussion
- III. Approval of Previous Minutes
January 27, 2022 - Matt motioned that the Board approve the minutes as presented from the January 27, 2022 meeting. John seconded and the motion carried.
- IV. Treasurers Report
 1. Financial Reports ending January 31, 2022 – The Board has reviewed all nine of the documents in accordance with California Civil Code 5500 for the month ending January 31, 2022.
 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. Balcony Repairs – Marroquin Maintenance declined to provide a proposal for any of the repair work citing lack of manpower. Ron is meeting with Silicon Valley Builders Group on 2/26 and they will provide a proposal for the necessary repairs.
 3. Pool/Spa repairs update – Swimming Pool Repair reports the permit process has been slow and extra documentation has been required. The hope to have the approvals needed shortly so work can be performed.
 4. Resealing road surfaces in 2022 – The Board reviewed bids from Black Diamond Paving and Pacific Resurfacing for the work. Pacific also included a separate line item for some pavement resurfacing in certain parking spots where the asphalt has buckled. John motioned that the Board approve the proposal (dated 2/28/22) from Pacific Resurfacing for \$16,727 (resurfacing and striping) and include the separate Item 1 of \$9,500 for the extra resurfacing. Matt seconded and the motion carried. Rob will inform the vendor and ask them to schedule for a Monday & Tuesday in early June.
 5. Olive Tree suppression – March treatment planned, proposal signed.
 6. No Trespassing sign installation – the Board reviewed the locations of the 3 signs to be mounted by the entry gates.

7. Yearly Roof Inspections – Xteria Roofing provided the HOA with a total inspection cost of \$2730 for all 14 buildings. Ron motioned to approve this proposal and schedule the inspections in early December (after the first winter gutter cleaning). John seconded and the motion carried.
8. **Next Board Meeting Date – Thursday March 24, 2022 at 7:00 PM**

VI. Manager's Report

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

VIII. Committee Reports

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

IX. Adjournment – 8:03 PM

APPROVED