



BOARD OF DIRECTORS MEETING AGENDA
March 24, 2022 7:00PM

Meeting to be held in the Andalusia Clubhouse.

PRESENT

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

GENERAL SESSION

- I. Call to Order – 7:00 PM
- II. Homeowner Forum
Homeowner from 1029 Avila Terraza asked the Board about getting on the Lease Waiting List, and the possibility of needing a lease exception to leave for a year for his job. The Board talked to him about the process, and he will send an email formally requesting to be added to the Lease Waiting List.
- III. Approval of Previous Minutes
February 24, 2022 – Ron motioned to approve the minutes from the February 24, 2022 meeting as presented; Kenny seconded and the motion carried.
- IV. Treasurers Report
 1. Financial Reports ending February 28, 2022 – reviewed. The Board ratified the financials as required by civil code.
 2. Delinquency and Aging Report – reviewed.
- V. Agenda Topics
 1. Architectural applications – none at this time
 2. Balcony Repairs – SVBG proposal: the Board discussed in detail the proposal for minor balcony, railing and other repairs. The Board discussed the difficulty in developing such a proposal, since it covers so many small repairs to so many units, as well as the confidence in working with our existing vendor on managing so many details of the project. Ron motioned that the Board accept proposal #31648 from Silicon Valley Builders Group for these repairs; Matt seconded it and the motion carried.
 3. Pool/Spa repairs update – the spa has been drained and has passed the plaster pre-inspection. Railings which were planned to be re-used will unfortunately need to now be replaced, resulting in an additional cost.
 4. Resealing road surfaces in 2022 – the first phase of the work (parking spot repairs) will begin April 1st; there is still one car that has not been moved despite the Board sending several emails to the owner over the past weeks. The Board may be forced to tow the car so the repairs can be made if the owner doesn't respond and move the car, which has been there for some time and has expired registration.
 5. No Trespassing sign installation – new signs have been installed, which should help the city prosecute any trespassers in the future.

6. Water Fountain usage issue – Ron has been in contact with the person who sent the HOA a letter warning about a violation of the usage of the fountain per the water district guidelines for water restrictions. Ron filled out an online request for a waiver, which would allow the HOA to run the fountain about 2 hours a day, in order to keep the fountain in good working order. The initial response to the proposal was favorable, but the Board is awaiting approval.
7. Pool opening/closing schedule for the year during their period of water restrictions. The Board discussed the pros and cons of extending the heating of the pool to more months of the year. Since it is very hard to determine even the approximate cost of water, electricity, and gas if the pool was heated during the winter months, the Board will continue to try and gather data on cost feasibility. Ron motioned that the Board open the pool on May 1st, 2022 this year. Matt seconded and the motion carried.
8. **Next Board Meeting Date – Thursday April 28, 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**