



BOARD OF DIRECTORS MEETING MINUTES
April 28, 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 – Association Manager (CMS)
3 homeowners

GENERAL SESSION

- I. Call to Order – 7:05 PM
- II. Homeowner Forum
The homeowners present asked about the recent mailbox break-ins at the property, and if there was anything the HOA could do to help combat this problem. Ron explained to the homeowners that although the HOA has walls and gates, it is not a secure property. Homeowners should empty their mailbox every evening, and possibly sign up for Informed Delivery with the USPS so they know of any important mail being delivered that day.
- III. Approval of Previous Minutes
March 24, 2022 – Ron motioned to approve the March 24 minutes as presented. Matt seconded and the motion carried.
- IV. Treasurers Report
 1. Financial Reports ending March 31, 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 – update: The balcony repairs are proceeding. There has been one change order for additional repair of some damage that was discovered.
 3. Pool/Spa repairs update – final inspections are complete and spa to be replastered on 4/29. Ron will turn on the heater on 5/1.
 4. Resealing road surfaces in 2022 – Ron will send more notices. Alternative parking at the church next door has already been arranged.
 5. Water Fountain usage issue – temporary sign explaining reduced water usage is up; a better quality final sign being posted.
 6. Fannie Mae Questionnaire discussion – Rob went over the Fannie Mae communication regarding HOA's providing more detailed information on inspections and other repairs. Also presented was legal responses from White & Macdonald LLP and ECHO (the Educational Community for HOA Homeowners). Ron motioned that the Board not respond to the Fannie Mae questions. Matt seconded and the motion was carried.
 7. Liberty HOA election proposal – tabled until closer to the election.

8. 5-year Fire Inspection – Rob will get quotes from vendors for the overdue fire inspection. The Board discussed when to perform the inspection and decided they would prefer to do it after Labor Day if possible, so that more homeowners would be present and back from summer vacations.
9. Mailbox thefts – already discussed in the Open Forum.
10. **Next Board Meeting Date – Thursday May 28, 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 – 8:08 PM

Approved by the Board of Directors in the June 23rd Board meeting.