



BOARD OF DIRECTORS MEETING MINUTES
June 23, 2022 7:00PM

Meeting held in the Andalusia Clubhouse.

PRESENT

Ron Shore President
Kenny Feng Vice - President
John Burnett Treasurer

Rob Roggenbusch – Association Manager (CMS)
2 homeowners

ABSENT:
Matt Cano Secretary

GENERAL SESSION

- I. **Call to Order – 7:02 PM**
- II. **Homeowner Forum**
A homeowner who had a current water leak issue talked about the plumber showing up unannounced to repair the leak. Rob and Ron assured him the Plumbing company had been informed of the mistake and asked to be more careful with scheduling directly with the homeowners in the future.
- III. **Approval of Previous Minutes**
April 28, 2022 – John motioned that the Board approve the minutes from the April 28th meeting as presented. Kenny seconded and the motion carried.
- IV. **Treasurers Report**
 1. Financial Reports ending May 31, 2022 – reviewed. The Board ratified the financials as required by civil code.
 2. Financial Reports ending April 30, 2022 – reviewed. The Board ratified the financials as required by civil code.
 3. Delinquency and Aging Report – reviewed.
- V. **Agenda Topics**
 1. Architectural applications – Ron motioned that the Board approve the HVAC application from Julien Gaubert at 1044 Avila Terraza. Kenny seconded and the motion carried.
 2. Pool/Spa repairs update – all of the work on the pool and spa is complete. However, there is an issue with the Spa heater. Rob put in a work order on 6/14, but the pool company has not provided an update. Rob will ask them again.
 3. Resealing road surfaces update – roadwork is complete, except for the marking of 3 guest spots behind the clubhouse that was overlooked and will be remedied soon.
 4. 5-year Fire Inspection – Ron emailed the schedule for the day of Saturday July 16th to the homeowners so they will know if they are in the 1st or 2nd group. About 5 homeowners have already communicated issues with availability for that day, mostly due to traveling (many out of the country).
 5. Annual Meeting/Election – The Board confirmed the Annual Election date of Thursday December 1st, 2022. This will allow our Inspector of Elections to attend as required by the Board.

6. Mailbox replacement – the Board discussed at length the on-going issues with mailbox theft. Then they discussed the cost, benefits, and negative aspects of replacing the mailboxes. Replacement would require an extra “pagoda” set of mailboxes next to the current mailbox kiosks. The cost would probably be significantly higher than the \$18k set aside in the Reserve Study for 2024. Perhaps in the \$30k range. New key distribution would be very complicated, especially with so many off-site owners. The Board will continue to investigate the possibility, especially looking at mailbox types and their relative security compared to the current ones.
7. **Next Board Meeting Date – Thursday July 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 – 8:11 PM

Approved by the Board of Directors in the July 28th Board meeting.