



BOARD OF DIRECTORS MEETING MINUTES
July 28, 2022 7:00PM

Meeting held in the Andalusia Clubhouse.

PRESENT

Ron Shore
Kenny Feng
John Burnett
Matt Cano

President
Vice - President
Treasurer
Secretary

Rob Roggenbusch – Association Manager (CMS)
1 homeowner

GENERAL SESSION

- I. Call to Order – 7:02 PM
- II. Homeowner Forum
The Homeowner present asked about the current status of the Leasing Waitlist and if there have been any changes. He is on the list but not ready to commit to leasing yet. The Board updated him on the status.
- III. Approval of Previous Minutes
June 23, 2022 – Kenny motioned that the Board approve the minutes from the June 23rd meeting as presented. John seconded and the motion carried.
- IV. Treasurers Report
 1. Financial Reports ending June 30, 2022 – reviewed. The Board ratified the financials as required by civil code.
 2. 2022-2023 Budget discussion – the Board reviewed the first budget draft and provided some initial feedback.
 3. Delinquency and Aging Report – reviewed.
- V. Agenda Topics
 1. Architectural applications – none at this time
 2. 2022-2023 Gutter cleaning proposal – John motioned that the Board approve the proposal from Commercial Gutter (#1125) for \$5795 for the 2 yearly gutter cleanings. Matt seconded and the motion carried.
 3. National Night Out – to be held August 2nd. Ron motioned that the Board approve up to \$1000 for the cost of supplies and food for the event. Kenny seconded and the motion carried.
 4. Resealing road surfaces update – completed, after a few small things were corrected by the vendor.
 5. 5-year Fire Inspection – update: First phase of inspections were completed on July 16th. A make-up date for units that were not inspected is scheduled for August 2nd. Awaiting update from the vendor as to when the inspections and external flushing of the system will be complete.
 6. Annual Meeting/Election – Ron motioned that the Board approve the use of Liberty HOA Election Services for this year’s election (as in previous years) and approve the cost of Traditional Package 3 per their proposal. John seconded and the motion carried.

7. Leasing Approval Process Review – the Board discussed the current process for offering potential openings to homeowners in various scenarios. It was noted that there are now 23 units leased versus an allowed total of 26.
8. **Next Board Meeting Date – Thursday August 25, 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 – 8:11 PM

Approved by the Board in the August 25, 2022 meeting.