



BOARD OF DIRECTORS MEETING MINUTES
August 25, 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)
4 homeowners

GENERAL SESSION

- I. **Call to Order – 7:01 PM**
- II. **Homeowner Forum**
One homeowner asked about recent mailbox break-ins and catalytic converter theft. The Board talked about ways homeowners can protect themselves. Same homeowner also pointed out some people at the pool may not be residents or may be underage without proper adult supervision. The Board offered to talk to groups at the pool if a resident contact them with concerns. Another reported having a small wasp nest on his unit high up on the second story. The Board informed him the HOA does not cover wasps generally and he can address it, but a Board Member will look at the nest. Another homeowner, Jinesh Doshi of 39256 Marbella Terraza asked to be added to the Leasing Waitlist, and the Board agreed to do so.
- III. **Approval of Previous Minutes**
July 28, 2022 – Ron motioned to approve the minutes from the July 28th meeting as presented. Kenny seconded and the motion carried.
- IV. **Treasurers Report**
 1. Financial Reports ending July 30, 2022 – Reviewed. . The Board ratified the financials as required by civil code.
 2. 2022-2023 Budget – Ron motioned that the Board approve the 2022-2023 that CFO John Burnett presented with no increase in the yearly assessment. Kenny seconded and the motion carried. Ron will send an email out to the homeowners.
 3. CD maturity – Ron motioned that the \$34,500 from the Heritage Bank Reserve account and \$4,000 from the Poppy Bank Money Market account be moved into a Poppy Bank CD that is about to renew on 9/8/22 that has a current balance of \$212,453 and will now have an interest rate over 2%. We need to move \$4000 from the Poppy Bank Money Market Fund to keep its balance under \$250k for FDIC purposes. Kenny seconded and the motion carried.
 4. Delinquency and Aging Report – reviewed.
- V. **Agenda Topics**
 1. Architectural applications – none at this time
 2. Leasing Status update – After Ron sent out an email to the list asking for responses, 7 homeowners on the list asked for the opportunity to lease, though only 3 spots are available. The 3 highest on the list will be given the first opportunity to lease and all 7 homeowners have been notified.

3. 5-year Fire Inspection – Rob is working on having a vendor finish the few necessary repairs to complete the 5-Year Inspection Report.
4. Annual Meeting/Election – The Inspector of Elections is waiting for the nomination period to end before sending the next notification to the homeowners ahead of the Annual Meeting in December.
5. **Next Board Meeting Date – Thursday September 22, 2022 at 7:00 PM**

VI. Manager's Report

1. Work order log - Presented
2. Utility Log - Presented
3. Other – Fire extinguisher service in September

VIII. Committee Reports

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

IX. Adjournment - 8:09 PM

These minutes were approved in the October 27th, 2022 Board Meeting.