



BOARD OF DIRECTORS MEETING MINUTES  
October 27, 2022 7:00PM

Meeting held in the Andalusia Clubhouse.

**PRESENT**

Ron Shore	President	Rob Roggenbusch – Association Manager (CMS)
Kenny Feng	Vice - President	No homeowners
John Burnett	Treasurer	
Matt Cano	Secretary	

**GENERAL SESSION**

- I. Call to Order – 7:01 PM
- II. Homeowner Forum  
*No discussion.*
- III. Approval of Previous Minutes
  1. September 22, 2022 - No meeting due to lack of a quorum.
  2. August 25<sup>th</sup>, 2022 – John motioned to approve the minutes from the August 25<sup>th</sup> meeting as presented. Matt seconded, and the motion carried unanimously.
- IV. Treasurers Report
  1. Financial Reports ending September 30, 2022 - Reviewed. The Board ratified the financials as required by civil code.
  2. Year-end closing recommendation – Matt motioned to accept the recommendation of CMS Accountant Bill Ricotti to move \$36,031 of funds from the Operating Account (due to a budget surplus) into the Reserve Account to close out the year. John seconded, and the motion carried unanimously.
  3. 10 Year Financials – Ron reviewed a 10-year summary of the HOA financials with the Board.
  4. Delinquency and Aging Report – Reviewed.
- V. Agenda Topics
  1. Architectural applications – none at this time
  2. Leasing Status update – no changes since last meeting
  3. 5-year Fire Inspection – repairs complete, awaiting final report.
  4. Annual Meeting/Election – on track, final ballot mailing will go out Nov 1<sup>st</sup>.
  5. Water Restriction Landscape Considerations – the Board reviewed a new design from Karen Aitken Designs to possibly convert some of the grass area in the front main drive to drought tolerant plants.
  6. Gutter Cleanings – November, the week of Thanksgiving.
  7. Roof Inspections - December
  8. **Next Board Meeting Date – Thursday December 1st, 2022 at 7:00 PM**

ANNUAL MEETING & ELECTION followed immediately by a regular Board Meeting to appoint the new officers and discuss any regular business. Held in the Andalusia clubhouse.

VI. Manager's Report

1. Work order log
2. Utility Log

VIII. Committee Reports

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

IX. Adjournment 7:50 PM

These Meeting Minutes were approved by the Board of Directors in the December 1<sup>st</sup>, 2022 Board Meeting.