



BOARD OF DIRECTORS REGULAR MINUTES
December 1st, 2022

Regular Board Meeting held immediately after the Annual Meeting
which began at 7:00 PM in the Andalusia Clubhouse.

Present:

Ron Shore - President

Kenny Feng – Vice President

John Burnett - Treasurer

Matt Cano - Secretary

Rob Roggenbusch (CMS) – Assoc. Mgr.

One homeowner (by phone)

GENERAL SESSION

I. Call to Order - 7:41 PM

II. Appointment of Board Members

After a brief discussion, Ron motioned that all Board Members retain their previous positions:

- A. Ron Shore – President
- B. Kenny Feng – Vice President
- C. John Burnett - Treasurer
- D. Matt Cano as Director

John seconded, and the motion passed unanimously.

II. Homeowner Forum

A homeowner who is currently on the Leasing Wait List asked the Board for a leasing exception, due to accepting a job transfer to the East Coast. The Board discussed his situation with him and asked him to talk to his employer, then submit to the Board a solid return date to move back to the complex. This date would have to be within one year for the Board to even consider granting an exception. The homeowner will consider this and get back to the Board if they want to continue to pursue an exception.

III. Approval of Previous Minutes

October 27, 2022 – Ron motioned that the Board approve the October 27th Meeting Minutes as presented; Kenny seconded, and the motion passed unanimously.

IV. Treasurers Report

1. Financial Reports ending October 31, 2022 - the Board has reviewed all nine of the documents and ratified the financials in accordance with California Civil Code 5500.
2. Delinquency and Aging Report – presented and reviewed.

V. Agenda Topics

1. Architectural applications – none at this time
2. Leasing Status update – One homeowner requesting an exemption, covered in Open Forum.
3. Tree trimming – Ron motioned to approve the proposal from A-Plus Tree (#248860 for \$9,214.67) to treat and trim the trees along the front of the

property on Gallaudet Drive. Kenny seconded and the motion passed unanimously.

4. 2023 Reserve Study – Ron motioned to approve the proposal from Barrera & Co. (Level 2 Update with site visit for \$2,200) for a new Reserve Study. Kenny seconded and the motion passed unanimously.
5. 2023 CMS Management Contract – the Board discussed with Rob a new option for CMS to charge for on-site meetings in 2023. The Board provided feedback to Rob, who will discuss with management, and will schedule a meeting if necessary to discuss.
6. 5-year Fire Inspection – complete. Final report was sent to the Deputy Fire Marshall.
7. Water Restriction Landscape Considerations – discussed.
8. Gutter Cleanings – November cleanings completed; January cleanings scheduled.
9. Roof Inspections – scheduled for the second week in December.
10. **Next Board Meeting Date – Thursday January 26th, 2023 at 7:00 PM**

VI. **Manager's Report**

1. Work order log – presented.
2. Utility Log – presented.

VIII. **Committee Reports**

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

IX. **Adjournment – 8:15 PM**

These meeting minutes were approved by the Board of Directors in the January 26th, 2023 Board Meeting.