



BOARD OF DIRECTORS REGULAR MEETING MINUTES  
Thursday, February 23rd, 2023

Meeting held at 7:00 PM in the Andalusia Clubhouse.

**Present:**

Ron Shore - President

Matt Cano - Secretary

Kenny Feng – Vice President

Rob Roggenbusch (CMS) – Assoc. Mgr.

John Burnett - Treasurer

Three homeowners

**GENERAL SESSION**

- I. Call to Order – 7:02 PM
- II. Homeowner Forum  
*Rob informed two homeowners that work orders had been issued for new problems found that day in their unit during restoration from a previous leaking roof.*
- III. Approval of Previous Minutes  
January 26th, 2023 – Ron moved to approve the January 26<sup>th</sup>, 2023 Meeting Minutes.  
Kenny seconded and the motion carried unanimously.
- IV. Treasurers Report
  1. Financial Reports ending January 31, 2023 - 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.
  3. 2022 Audit/Review – presented.
  4. CD Review – completed.
- V. Agenda Topics
  1. Architectural applications – none at this time
  2. Leasing Status update – One homeowner requesting an exemption. Shumin Zheng from 39266 Marbella Terraza discussed this with the Board and will be added to the bottom of the Leasing Wait List.
  3. Tree trimming – PG&E has been contacted and a ticket put in for them to trim one of the trees on Galludet that is close to the power lines. A-Plus Tree put in the permit request with the city for the approved tree trimming on Galludet and it was approved.
  4. 2023 Reserve Study update – Ron met with the person from Barrera and toured the property. Rob will work with them to finish the Study.
  5. Roof Inspections and repair issues – Rob updated the Board.
  6. Palm Trees with large hole in trunk – Ron motioned that the Board approve the proposal (#277748 for \$4,393) from A-Plus Tree to remove the two diseased palm trees on Del Oro. John seconded and the motion passed unanimously.
  7. Converting Pagoda lights to LED – Ron motioned to approve the conversion of 46 pagoda lights from incandescent to LED at a cost of around \$3500. John seconded and the motion passed unanimously.

**8. Next Board Meeting Date – Thursday March 23rd, 2023 at 7:00 PM**

**VI. Manager's Report**

1. Work order log – presented.
2. Utility Log– presented.
3. 2023 Calendar – presented.

**VIII. Committee Reports**

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

**IX. Adjournment**

**These meeting minutes were approved by the Board of Directors in the March 23<sup>rd</sup>, 2023 Board Meeting.**

APPROVED