



BOARD OF DIRECTORS REGULAR MEETING MINUTES
Thursday, May 25th, 2023

Meeting to be held 7:00 PM in the Andalusia Clubhouse.

PRESENT

Ron Shore
Kenny Feng
John Burnett

President
Vice - President
Treasurer

Matt Cano (Secretary)
Rob Roggenbusch – Association Manager (CMS)

GENERAL SESSION

I. Call to Order – 7:01 PM

II. Homeowner Forum

No discussion.

III. Approval of Previous Minutes

April 23rd, 2023 – John motioned to approve the minutes from the April 23rd, 2023 meeting as presented. Kenny seconded and the motion passed with Matt abstaining since he wasn't at the previous meeting.

IV. Treasurers Report

1. Financial Reports ending April 30th, 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 and reviewed.
3. CD Review – no changes at this time.

V. Agenda Topics

1. Architectural applications – none at this time.
2. Leasing Status update – no changes at this time.
3. 2023 Reserve Study draft – Ron motioned that the Board approve the second draft from Barrera of the 2023 Reserve Study, with one change (updating the last site visit date to 2022). John seconded and the motion passed unanimously.
4. Pest Control – Ron motioned that the Board approve a proposal from A-Pro Too Pest Control to take over the monthly pest treatment from Terminix for the property. John seconded and the motion passed unanimously. The proposal includes a one-time fee of \$1125 for installing 28 new safer bait stations and a monthly cost of \$300.
5. Repair issues – discussed.
6. **Next Board Meeting Date – Thursday June 27th, 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 – 7:50 PM

**These Meeting Minutes were approved by the Board of Directors
in the June 22nd, 2023 meeting.**

APPROVED