



BOARD OF DIRECTORS REGULAR MEETING MINUTES
Thursday, June 22nd, 2023

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

PRESENT

Ron Shore President
Kenny Feng Vice - President
John Burnett Treasurer

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

GENERAL SESSION

- I. **Call to Order**
- II. **Homeowner Forum**
 No discussion
- III. **Approval of Previous Minutes**
 May 25th, 2023 – Ron motioned to approve the May 25th, 2023 Meeting Minutes as presented. John seconded, and the motion passed unanimously.
- IV. **Treasurers Report**
 1. Financial Reports ending May 31st, 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 – reviewed.
 3. CD Review – One CD maturing on August 10th and three on September 9th.
- V. **Agenda Topics**
 1. Architectural applications – none at this time.
 2. Leasing Status update – Avinash Yerabaka (39303 Del Oro Terraza) has begun renting out the unit as agreed with the Board.
 3. Pest Control – A Pro Too will take over pest control for the property on July 1st. The Board will send out a notice to the homeowners at the beginning of July to inform them of the benefits and how to contact A Pro Too if they would like treatment inside the unit at their expense.
 4. Insurance Renewal – Ron motioned to approve the insurance renewal (Policy #: 601206918 Renewal Date: 07/01/23) as presented by Greg Norris Insurance Agency, Inc. John seconded, and the motion passed unanimously.
 5. 2023 Budget Draft 1 – reviewed. The Board will review this in more detail at the July Board Meeting.
 6. Repair issues – Rob updated the Board on various unit issues.
 7. Front gate repairs – Pedestrian gate on the exit side has been repaired. The keypad on the Pedestrian gate on the entrance side still is not working properly, though Rob has brought this up with the vendor. Main vehicle exit gate repairs also should be happening soon.
 8. **Next Board Meeting Date – Thursday July 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 – 7:40 PM**

**These Meeting Minutes were approved in the
July 27th, 2023 Board Meeting by the Board of Directors.**

APPROVED