



BOARD OF DIRECTORS REGULAR MEETING MINUTES  
Thursday, July 27th, 2023

Meeting held at 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)  
3 Homeowners

**GENERAL SESSION**

- I. Call to Order
- II. Homeowner Forum  
The homeowners of 39325 Marbella Terraza asked the Board if they could be granted a leasing exception and be allowed to lease their unit for a year. The Board discussed the reasons in detail with the homeowners and will inform them of their decision.
- III. Approval of Previous Minutes  
June 22nd, 2023 – Ron motioned to approve the June 22<sup>nd</sup>, 2023 Meeting Minutes as presented. John seconded and the motion passed unanimously.
- IV. Treasurers Report
  1. Financial Reports ending June 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 – reviewed.
  3. CD Review – A Certificate of Deposit (CD) in the amount of \$170,000 is maturing on August 10<sup>th</sup>, 2023. Ron motioned that the Board approve the purchase of a new 26-week CD at that time for \$170,000. John seconded and the motion passed unanimously.
- V. Agenda Topics
  1. Architectural applications – none at this time.
  2. Leasing Status update – the Board discussed the request from the owners of 39325 Marbella Terraza to allow a leasing exception. No Board member was willing to make a motion to do so and therefore their request will be denied.
  3. Pest Control – A-Pro Pest Control began servicing the property on July 1<sup>st</sup>.
  4. Large Tree Care – A Plus proposals
    - a. Ron motioned to approve proposal #248837 for \$21,929 for the trimming of 180 trees at the Association; John seconded, and the motion passed unanimously.
    - b. Ron motioned to approve proposal 248442 for \$1,550 for various treatments for the health of 18 trees at the Association; John seconded, and the motion passed unanimously.

5. Election Services (Liberty HOA proposal) – Ron motioned to approve the proposal for election services from Liberty HOA (dated 3/22/23) choosing option 3. John seconded and the motion passed unanimously.
6. 2023 Budget Draft 1 – after review, Ron motioned that the Board approve the Andalusia Budget Draft 2 for the 2023-2024 Fiscal Year. This includes a 5.09% increase in the monthly assessments to \$480 per month (after two years of no increases). John seconded, and the motion passed unanimously.
7. Repair issues – various unit issues were discussed.
8. Front gate repairs – the front exit gates were repaired as of this meeting. A strike plate for the pedestrian gate (entrance side) is orderw, which is needed to fix the gate to allow entry from the keypad.
9. **Next Board Meeting Date – Thursday August 24<sup>th</sup>, 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 – 8:36 PM**

**These Meeting Minutes were approved by the Board of Directors  
in the August 24<sup>th</sup>, 2023 Board Meeting.**