



BOARD OF DIRECTORS REGULAR MEETING MINUTES
Thursday, September 28th, 2023

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

PRESENT

Ron Shore
Kenny Feng
John Burnett

President
Vice - President
Treasurer

Matt Cano
Rob Roggenbusch
3 Homeowners

Secretary
Association Manager (CMS)

GENERAL SESSION

- I. Call to Order - 7:05 PM
- II. Homeowner Forum
Homeowners of 39285 Marbella Terraza asked to be added to the Leasing Wait List. The Board will add them to the bottom of the list.
- III. Approval of Previous Minutes
August 24th, 2023 - Ron motioned that the August 24th, 2023 meeting minutes be approved with one change; the amount in Item IV.3 from \$967,342.70 to \$467, 342.70. Matt seconded and the motion passed unanimously.
- IV. Treasurers Report
 1. Financial Reports ending August 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 – presented.
 3. CD Review – no action needed at this time.
- V. Agenda Topics
 1. Architectural applications – none at this time.
 2. Leasing Status update – 39285 Marbella Terraza will be added to the Leasing Wait List.
 3. Roof Inspections -tabled at this time.
 4. Annual Meeting/Election – three nominations have been received and the next mailer to announce all nominations will go out on October 6th, 2023.
 5. Repair issues – discussed.
 6. Guidelines or Regulations For Children Chalking The Streets – the Board discussed this issue of cleaning up chalk left by children in various areas of the property. Matt will put together some recommended guidelines for residents which the Board can send out in email.
 7. **Next Board Meeting Date – Thursday October 26th, 2023 at 7:00 PM**

VI. **Manager's Report**

1. Work order log – presented and briefly discussed.
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 – 7:57 PM**

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

APPROVED