



BOARD OF DIRECTORS REGULAR MEETING MINUTES  
Thursday, October 26th, 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  
4 Homeowners

Secretary  
Association Manager (CMS)

**GENERAL SESSION**

I. Call to Order -7:00 PM

II. Homeowner Forum

One homeowner asked about repairing a hole in the eaves above their unit, Rob told them the inspection is set for a week away. Homeowner at 1017 Avila Terraza (Monik Gandhi) requested that his unit be added to the Leasing Waiting List, which the Board will do. A third homeowner had accidentally hit the north vehicle gate slightly and reported it. The Association charged her back for the repair, and she requested the Board reconsider. The Board will consider the request in Executive Session and inform her of their decision.

III. Approval of Previous Minutes

September 28th, 2023 – Matt motioned to approve the September 28<sup>th</sup>, 2023 Meeting Minutes as presented. John seconded, and the motion passed unanimously.

IV. Treasurers Report

1. Financial Reports ending September 30th, 2023 - the Board has reviewed all nine of the documents and ratified the financials in accordance with California Civil Code 5500. John motioned to move the 2022-2023 Operating Income Over Expense of \$8,176.34 (before any other year-end adjustments or accruals) to Reserves as recommended by CMS Accountant Bill Ricotti. Kenny seconded, and the motion passed unanimously.
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 – add 1017 Avila Terraza to the Waitlist.
3. Annual Meeting/Election – three nominations have been received and the Annual Meeting will be held on Thursday, December 7<sup>th</sup>, 2023.
4. Gutter cleanings – scheduled for the week of November 20th and January 15<sup>th</sup>, 2024.
5. Feedback from “Guidelines For Chalking In The Complex” – no real feedback provided to the Board since the guidelines were emailed to the homeowners.

6. Halloween – Ron motioned to approve the reimbursement to homeowner Spoorthi Enganti (39332 Marbella Terraza) for the Annual Halloween festivities, estimated to be \$800 to \$900. Kenny seconded, and the motion passed unanimously.
7. Sail Internet update – Kenny reported that Sail is not set up yet to provide internet service to the Association, and the equipment would cost \$20,000 to \$30,000 if the Association wanted to offer it to residents. Which is not something the Board is interested in doing.
8. **ANNUAL MEETING – Thursday, December 7th, 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 – 7:56 PM**

**These Meeting Minutes were approved by the Board of Directors  
in the December 6<sup>th</sup>, 2023 Board Meeting.**