



BOARD OF DIRECTORS REGULAR MEETING MINUTES
Thursday, December 6th, 2023

Meeting held after the Annual Meeting in the Andalusia Clubhouse.

PRESENT

Ron Shore	President	Matt Cano	Secretary
Kenny Feng	Vice - President	Rick Henry	Director
John Burnett	Treasurer	Rob Roggenbusch	Association Manager (CMS)

GENERAL SESSION

I. **Call to Order – 7:30 PM**

II. **Election Results & Introduction of New Board Member** – newly elected Board Member Rick Henry introduced himself to the Board. The results of the 2023 Annual Meeting and Election were as follows:

- John Burnett - 59 votes (Elected)
- Richard N. Henry - 57 votes (Elected)
- Ronald Shore - 63 votes (Elected)
- 2023 IRS Resolution - 56 For/ 1 Against/ 9 Abstain (Approved)
- 2022 Annual Minutes - 61 For/ 1 Against/ 4 Abstain (Approved)

John Burnett, Richard N. Henry, and Ronald Shore were elected to the Board. The 2023 IRS Resolution and 2022 Minutes were approved.

III. **Appointment of Board Positions** – Ron motioned that the current Board Members maintain their current positions, and that Rick Henry be appointed as a Director. John seconded and the motion passed unanimously.

IV. **Homeowner Forum**
No discussion

V. **Approval of Previous Minutes**
October 26th, 2023 – John motioned to approve the October 26th, 2023 Meeting Minutes as presented. Matt seconded and the motion passed unanimously.

VI. **Treasurers Report**

1. Financial Reports ending October 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.

VII. **Agenda Topics**

1. Architectural applications – none at this time.
2. Leasing Status update – no changes at this time.
3. Unit issues
 - a. Repairs to eaves in Building 13 – scheduled.

- b. Vanity replacement (993 Avila Terraza) – Ron motioned to approve the proposal from Bob Tedrick Construction (#W23236 for \$6,341.60) to repair the bathroom after a water leak. Kenny seconded and the motion passed unanimously.
 - c. 39244 Marbella Terraza – the Board has one proposal to replace 3 doors due to dry rot and has asked for additional proposals.
 4. Light socket replacement – Ron motioned to approve a quote from Marroquin Maintenance/Alamo Lighting to upgrade various lights around the property to LED, which last longer and use less electricity. The materials from Alama were quoted at \$590.72, plus \$75 per hour for installation by Marroquin Maintenance. Ron seconded and the motion passed unanimously.
 5. Gutter cleanings – one complete, 2nd January 15th-20th
 6. **NEXT MEETING – Thursday, January 25th, 2023 at 7:00 PM**

VI. Manager's Report

1. Work order log – presented.
2. Utility Log – presented.
3. 2024 Calendar - presented.

VIII. Committee Reports

1. Landscaping
2. Pool and Recreation Room
3. Fountain
4. Lighting
5. Parking Compliance

IX. Adjournment – 8:10 PM

**These Meeting Minutes were approved by the Board of Directors
in the January 25th, 2024 Board Meeting.**