



BOARD OF DIRECTORS REGULAR MEETING MINUTES
Thursday, January 25th, 2024

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

PRESENT

| | | | |
|--------------|------------------|---------------------|---------------------------|
| Ron Shore | President | Rick Henry | Director |
| Kenny Feng | Vice - President | Rob Roggenbusch | Association Manager (CMS) |
| John Burnett | Treasurer | (by teleconference) | |
| Matt Cano | Secretary | 5 homeowners | |

GENERAL SESSION

- I. Call to Order - 7:03 PM
- II. Homeowner Forum
 - 39292 Marbella – had submitted an Architectural Application for some window replaced.
 - 969 Avila requested to be added to the Leasing Waitlist and will be added.
 - Another homeowner discussed some of the oleander near her unit, which has been trimmed so much it does not create a good privacy screen anymore from foot traffic along Gallaudet. Rob will mention this to the landscapers.
- III. Approval of Previous Minutes
December 7th, 2023 – Matt motioned to approve the December 7th, 2023 Meeting Minutes as presented. John seconded and the motion passed unanimously.
- IV. Treasurers Report
 1. Financial Reports ending December 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 – The Association has a Certificate of Deposit (CD) of \$170,000 maturing on February 15th, 2024. These funds when available will be converted to a new 2-year CD currently earning approximately 4.15%.
 4. Authorization of Electronic Payments – Ron motioned to approve electronic utilities, insurance and reserve contributions are approved by the Board for the entire of year of 2023 for the purposes of California Civil Code 5502. Kenny seconded and the motion passed unanimously.
 5. 2024 CMS Management Addendum – Ron motioned to approve the 2024 CMS Management Addendum. Kenny seconded and the motion passed unanimously.
- V. Agenda Topics
 1. Architectural applications (39292 Marbella Terraza) – Ron motioned to approve the Architectural Application for window and sliding door replacement submitted by 39292 Marbella Terraza. Kenny seconded and the motion passed unanimously.

2. Leasing Status update – Rob will update the list to include 969 Avila Terrace as the number 12 spot on the Leasing Wait list.
3. Unit issues – reviewed.
4. Plumbing issues (cartridge replacements) – several buildings (2,5,6 and 10) have been experiencing hot water issues over the past months. Often the problem is traced back to shower mixer cartridges (that mix the hot and cold). Normally a bad mixer would be the homeowner’s responsibility and the unit would be charged back for this type of repair. But since these issues cannot be usually traced back to one specific unit it is difficult to hold one specific homeowner responsible. Most of these mixers were part of the original plumbing as built. Therefore, the Association is paying for these repairs and cartridges in a situation where multiple units in the building are affected.
Ron motioned to approve the reimbursement for 39244 Marbella Terraza for \$800 for related plumbing repairs and credit the account \$200 for a related plumbing visit charged back to the account for the same issue. Kenny seconded and the motion passed unanimously.
5. Light socket replacement – upgrades of exterior lights to LED are on-going. Some replacement parts are still awaiting arrival and are delaying repairs of a few lights that are out around the property.
6. Large Tree Care – Ron motioned to approve A-Plus Tree proposal #311366 for \$2,585 for tree treatments including fruit reduction for certain trees. John seconded and the motion passed unanimously. Ron motioned to approve A-Plus Tree proposal #311367 for \$ 3,351.20 for pruning of 15 trees. John seconded and the motion passed unanimously.
7. **NEXT MEETING – Thursday, February 22nd, 2024 at 7:00 PM**

VI. Manager’s Report

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

VII. Committee Reports

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

VIII. Adjournment – 8:13 PM

**These Meeting Minutes were approved by the Board of Directors
in the February 23rd, 2024 board meeting.**