



BOARD OF DIRECTORS REGULAR MEETING MINUTES
Thursday, February 22nd, 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	1 homeowner	

Absent: Matt Cano (Secretary)

GENERAL SESSION

- I. Call to Order – 7:00 PM
- II. Homeowner Forum
No discussion
- III. Approval of Previous Minutes
January 24th, 2024 – John motioned to approve the minutes from the January 24th, 2024 meeting as presented. Kenny seconded, and the motion passed unanimously.
- IV. Treasurers Report
 1. Financial Reports ending January 31st, 2024 - the Board has reviewed all nine of the documents and ratified the financials in accordance with California Civil Code 5500.
 2. CD Review – three Certificates of Deposit will mature on March 21st, 2024. The amounts are \$6,000, \$229,000, and \$235,000. Ron motioned to take these funds upon maturity and purchase 2 or 3 new CDs with 1-year terms (currently at about 4.65%). John seconded and the motion passed unanimously.
 3. Delinquency and Prepaid Report – presented.
- V. Agenda Topics
 1. Architectural applications – none at this time.
 2. Leasing Status update – no changes at this time. Recent changes have been posted to the Association web site.
 3. Unit issues – discussed.
 4. Plumbing issues (cartridge replacements) – after working through multiple problems in multiple buildings, no more complaints have been received for a week or more.
 5. Light socket replacement – conversion to LED of many exterior lights is approximately two-thirds of the way done.
 6. Large Tree Care – spring tree work and treatments are complete.
 7. **NEXT MEETING – Thursday, March 28th, 2024 at 7:00 PM**

VI. Manager's Report

1. Work order log – presented.
2. Utility Log – presented. NOTE: at the beginning of 2024, Republic Waste began charging almost double for the larger 65-gallon recycling bins, currently used by 28 of the units.
3. 2024 Calendar – presented.

VII. Committee Reports

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

VIII. Adjournment – 7:34 PM

**These Meeting Minutes were approved by the Board of Directors
in the March 28th Board Meeting.**

APPROVED