



BOARD OF DIRECTORS REGULAR MEETING MINUTES  
Thursday, April 27th, 2023

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

**PRESENT**

Ron Shore  
Kenny Feng  
John Burnett

President  
Vice - President  
Treasurer

Rob Roggenbusch – Association Manager (CMS)  
3 Homeowners

*Absent: Matt Cano (Secretary)*

**GENERAL SESSION**

**I. Call to Order – 7:04 PM**

**II. Homeowner Forum**

One homeowner informed the Board that someone has been dumping trash into her container after it was emptied. The Board will send out an email to her building warning them not to do so.

**III. Approval of Previous Minutes**

March 23rd, 2023 – John motioned to approve the March 23<sup>rd</sup> Meeting Minutes as presented. Ron seconded and the motion passed unanimously.

**IV. Treasurers Report**

1. Financial Reports ending March 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 – Ron motioned that the Board use the \$170K in Reserves from a recently maturing CD and purchase a new 13-week CD (currently at about 4.35%). John seconded and the motion passed unanimously.

**V. Agenda Topics**

1. Architectural applications – Ron motioned to approve the Architectural Application from Risa Kawai at 1036 Avila Terraza to install a Mini-split A/C unit in their condominium. John seconded and the motion passed unanimously.
2. Leasing Status update – no changes
3. 2023 Reserve Study update – still awaiting the Draft from the vendor.
4. Repair issues – discussed.
5. Pool Opening – the Board will turn on the heater the last weekend of April to allow it to heat up by May 1<sup>st</sup>.
6. Mail theft – Ron presented an article about mail theft recommending residents timely removal of mail from their mailbox is the best solution.
7. Olive Tree Treatment – Ron motioned that the Board approve up to \$2,000 for the yearly Olive Tree Treatment of 15 trees in order to reduce fruiting. John seconded and the motion passed unanimously. Waiting on a proposal from the vendor A-Plus Tree.

**8. Next Board Meeting Date – Thursday May 25<sup>th</sup>, 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 – 8:00 PM**

**These minutes were approved by the Board of Directors  
in the May 25<sup>th</sup>, 2023 Board Meeting.**

APPROVED