



BOARD OF DIRECTORS REGULAR MEETING MINUTES
Thursday, March 28th, 2024

Meeting held at 7:00 PM in the Andalusia Clubhouse

PRESENT

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

GENERAL SESSION

- I. **Call to Order**
- II. **Homeowner Forum**

Homeowner Yuchen Yang (1028 Avila Terraza) asked the Board to add his unit to the Leasing Wait List. Rob will add the unit to the list.

Homeowners of 39325 Marbella Terraza talked about their Architectural Application for the installation of an air-conditioning system in their unit.
- III. **Approval of Previous Minutes**

February 22nd, 2024 – Kenny motioned to approve the February 22nd, 2024 minutes as presented. Rick seconded and the motioned passed unanimously.
- IV. **Treasurers Report**
 1. Financial Reports ending February 29th, 2024 - - the Board has reviewed all nine of the documents and ratified the financials in accordance with California Civil Code 5500.
 2. CD Review – no actions needed at this time.
 3. Delinquency and Prepaid Report – presented.
- V. **Agenda Topics**
 1. Architectural applications (39235 Marbella Terraza - A/C unit) – Ron motioned to approve the Architectural Application for 39325 Marbella Terraza; Kenny seconded, and the motion passed unanimously.
 2. Leasing Status update – 1028 Avila Terraza will be added to the Leasing Wait List and will be the 13th unit on the list.
 3. Unit issues – discussed the various repair issues on-going in a few units.
 4. Light socket replacement – 5 buildings completed so far.
 5. Large Tree Care – treatments completed. No new work is needed currently.
 6. Reserve Project (Mailbox replacement) – the Board discussed the possibility of replacing the mailboxes and whether it is necessary at this time. John will do some research on costs and mailbox types.
 7. Reserve Project (A/C condenser/system replacement - Clubhouse) – the Board discussed whether it was necessary to replace the system due to its age, despite the low usage of the clubhouse. Rob will have an HVAC vendor

come out and service the system and provide the Board with a recommendation regarding the need for repairs or replacement.

8. NEXT MEETING – Thursday, April 25th, 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 – 8:03 PM

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