



BOARD OF DIRECTORS REGULAR MEETING MINUTES
Thursday, May 23rd, 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	5 homeowners	
Matt Cano	Secretary		

GENERAL SESSION

- I. Call to Order – 7:01 PM
- II. Homeowner Forum
Homeowner from 39332 Marbella Terraza is at the top of the Leasing Waitlist and asked for an extension for deciding whether to lease his unit, due to an extended trip to India he is taking immediately. The Board will consider the request.
Several homeowners wanted to talk about the recent mailbox break-in and security in general. Homeowner Michele Lin offered to chair a Neighborhood Watch committee to work with the Board on suggestions to help reduce crime in the Association.
- III. Approval of Previous Minutes
April 25th, 2024 – John motioned to approve the April 25th, 2024 Meeting Minutes as presented. Kenny second, and the motion passed (with Matt abstaining).
- IV. Treasurers Report
 1. Financial Reports ending April 30th, 2024 - 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 – reviewed, no action needed at this time.
- V. Agenda Topics
 1. Architectural applications – none at this time.
 2. Leasing Status update
 - a. 39326 Marbella Terraza - sale (HomeLight letter) – Ron reviewed with the Board the letter from HomeLight that states that they are aware the Association is currently at their leasing limit, there is a long waitlist, and if they sold the unit, they would have to sell it to a buyer who would be required to live in the unit.
 - b. 39332 Marbella Terraza – request regarding Waitlist positioning, discussed in the Open Forum with the homeowner. The Board will do some research and decide on this request at the June Board Meeting.
 3. Potential Illegal Leasing Violation – to be discussed in Executive Session after the Regular Meeting.
 4. Unit issues – reviewed.

5. Insurance Renewal (July 1st, 2024) – the Associations insurance broker (Greg Norris Insurance) has retired and sold their business. The Board discussed using the insurance broker who is taking over their business and will get updated pricing from that broker.
6. Light socket replacement – continuing, not yet completed.
7. Reserve Project (Mailbox replacement) – Kenny motioned to approve \$16,037.03 for replacement and installation of the four sets of mailboxes. This includes delivery of the mailboxes and installation by Marroquin Maintenance. Matt seconded and the motion passed unanimously.
8. CMS software change update – Rob gave the Board an update on the transition to CINC, and some of the changes in payment of assessments for the homeowners.
9. **NEXT MEETING – Thursday, June 27th, 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. Fountain, Pool and Recreation Room
3. Lighting
4. Parking Compliance

VIII. Adjournment – 8:38 PM

**These Meeting Minutes were approved by the Board of Directors
in the June 27th, 2024 Board Meeting.**