



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

Meeting held at 7:00 PM in the Andalusia Clubhouse

**PRESENT**

Ron Shore	President	Rob Roggenbusch	Association Manager (CMS)
Kenny Feng	Vice - President	2 homeowners	
Matt Cano	Secretary		

*Absent: John Burnett (Treasurer), Rick Henry (Director)*

**GENERAL SESSION**

- I. Call to Order - 7:17 PM
- II. Homeowner Forum  
One homeowner talked about her Architectural Application that is on the Meeting Agenda. Another homeowner talked to the Board about visitors at the pool without a resident present, a recent construction project where the vendor started a little early in the morning, and people driving too fast in the complex.
- III. Approval of Previous Minutes  
June 27th, 2024 – tabled.
- IV. Treasurers Report
  1. Financial Reports ending June 30th, 2024 – tabled.
  2. Delinquency and Aging Report – presented.
  3. CD Review – no action needed at this time.
  4. Fiscal 2024-2025 Budget – First draft presented and is being reviewed by the Board. Rob will set up a zoom meeting with Ron, John and the CMS Accountant Bill Ricotti to go over the budget before the next Board Meeting.
- V. Agenda Topics
  1. Architectural applications (39309 Del Oro Terraza A/C unit) – Matt motioned to approve the Architectural Application for 39309 Del Oro Terraza to install a new Air Conditioning unit. Kenny seconded and the motion passed unanimously.
  2. Leasing Status update – list updated 6/28/24.
  3. Unit issues – tabled.
  4. Light socket replacement – about 90 percent completed.
  5. Reserve Project (Mailbox replacement) – order has been placed, awaiting delivery.
  6. CMS software change update – tabled.
  7. Clubhouse Reservation changes – Matt will work on some updates to the rules and registration form to be presented at the next meeting.
  8. **NEXT MEETING – Thursday, August 22nd, 2024 at 7:00 PM**
- VI. Manager's Report
  1. Work order log – no activity this period.

2. Utility Log – presented. Two buildings exhibited higher than usual water usage in the past month, Rob will send out a notice to those buildings.
3. 2024 Calendar – Presented.

VIII. Adjournment – 7:30 PM

**These Meeting Minutes were approved by the Board of Directors  
in the August 22<sup>nd</sup>, 2024 Board Meeting.**

APPROVED