



BOARD OF DIRECTORS REGULAR MEETING MINUTES
Thursday, August 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)
Matt Cano	Secretary	2 homeowners	
John Burnett	Treasurer		

GENERAL SESSION

- I. Call to Order – 7:01 PM
- II. Homeowner Forum
A homeowner mentioned she was still trying to get set up with a login so that she can set up new automatic payments. Rob will help her if she continues to have issues.
- III. Approval of Previous Minutes
 1. July 25th, 2024 – Kenny motioned to approve the July 25th, 2024 Meeting Minutes with the condition of changing the word “Agenda” at the top to the word “Minutes.” Rick seconded and the motion passed unanimously.
 2. June 27th, 2024 – Kenny motioned to approve the June 27th, 2024 Meeting Minutes as presented. Rick seconded and the motion passed unanimously.
- IV. Treasurers Report
 1. Financial Reports ending July 31st, 2024 - the Board has reviewed all nine of the documents and ratified the financials in accordance with California Civil Code 5500.
 2. Financial Reports ending June 30th, 2024 - the Board has reviewed all nine of the documents and ratified the financials in accordance with California Civil Code 5500.
 3. Delinquency and Aging Report – presented.
 4. CD Review - John motioned to purchase two new Certificates of Deposit with \$432,000 in funds from CD’s maturing in the Associations accounts at Poppy Bank:
 - a) \$216,000 in a 52-week CD
 - b) \$216,000 in a 3-year CDRick seconded and the motion passed unanimously.
 5. Fiscal 2024-2025 Budget – Ron motioned to approve the Fiscal 2024-2025 Budget Draft 2 as presented, raising the monthly assessments
- V. Agenda Topics
 1. Architectural applications (39327 Marbella Terraza A/C unit) – Ron motioned to approve the Architectural Application to install an Air Conditioning unit: Matt seconded and the motion passed unanimously.
 2. Leasing Status update – list updated 6/28/24

3. Unit issues – reviewed. One unit waiting on a roof repair.
4. Light socket replacement – project is 90% completed.
5. Mailbox replacement Project – Installation will be starting soon.
6. Clubhouse Reservation changes – Matt will work on summarizing his proposed changes.
7. Pool & Spa issues – Rob will work with the pool vendor to review and fix the various minor issues pointed out by the health department.
8. Gutter Cleaning proposal – Kenny motioned to approve the proposal (\$5795) from Commercial Gutter for two yearly gutter cleanings.
9. Election Services proposal – Ron motioned to approve the proposal from Liberty HOA Election Services (\$1000 Administration fee plus mailing costs) for the 2024 Annual Meeting and Election services. John seconded and the motion passed unanimously.
- 10. NEXT MEETING – Thursday, September 26th, 2024 at 7:00 PM**

VI. Manager's Report

1. Work order log – presented.
2. Utility Log – presented.
3. 2024 Calendar – presented.

VIII. Adjournment – 8:02 PM