



BOARD OF DIRECTORS REGULAR MEETING MINUTES
Thursday, September 26th, 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	1 homeowner	

Absent: John Burnett (Treasurer)

GENERAL SESSION

- I. Call to Order - 7:02 PM
- II. Homeowner Forum
A homeowner talked to the Board about the viability of installing Level 2 Electronic Vehicle (EV) chargers in the community.
- III. Approval of Previous Minutes
August 22nd, 2024 – Kenny motioned to approve the August 22nd, 2024 Meeting Minutes, with one change: in section IV item a change 52-week CD to 2 year CD. Rick seconded and the motion passed unanimously.
- IV. Treasurers Report
 1. Financial Reports ending August 31st, 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 – Ron motioned to move the remaining funds from Poppy Bank Reserve accounts (approximately \$248,300) into two Certificates of Deposit (CD); half the amount in a 2 year CD and half in a 3 year CD. Kenny seconded and the motion passed unanimously.
- V. Agenda Topics
 1. Architectural applications – none at this time.
 2. Leasing Status update – list updated 6/28/24, no changes at this time.
 3. Unit issues – one unit having their walls repaired after roof leak and recent repair; Main vehicle entrance gate is broken and needs significant repair, waiting on the proposal from the vendor. Both gates will have to remain open until repairs are completed.
 4. Bldg. 7 water usage issues – Ron and Kenny inspected the units and did not find any issues. The Board will continue to monitor water usage.
 5. Mailbox replacement project – mailboxes have been installed and keys handed out.
 6. Clubhouse Reservation changes – tabled until the October meeting.
 7. Pool & Spa issues – Rob will follow up with the pool vendor.

8. Upcoming Director Election Status – Ron reminded the current Board Members whose seats are up for re-election to submit their nomination forms if they plan on running again.
9. **NEXT MEETING – Thursday, October 24th, 2024 at 7:00 PM**

VI. **Manager's Report**

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

VIII. **Adjournment – 7:43 PM**

- IX **Executive Session - This meeting is closed to the membership per Civil Code §4935.**

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

APPROVED