



BOARD OF DIRECTORS REGULAR MEETING MINUTES
Thursday, October 24th, 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	
John Burnett	Treasurer		

GENERAL SESSION

I. Call to Order – 7:00 PM

II. Homeowner Forum

One homeowner pointed out that the area between buildings 5 and 6 next to the boundary wall (by the church) has not been regularly cleaned by the landscapers. Rob will mention this to the landscaper.

III. Approval of Previous Minutes

September 26th, 2024 – Kenny motioned to approve the September 26th, 2024 Meeting Minutes as presented. Ron seconded and the motion carried (John abstained).

IV. Treasurers Report

1. Financial Reports ending September 30th, 2024 - the Board has reviewed all nine of the documents and ratified the financials in accordance with California Civil Code 5500.

John motioned to close the 2023-2024 fiscal year by transferring the remaining balance of the Operating Fund (\$24,185.33) into Reserves, as recommended by CMS accountant Bill Ricotti. Kenny seconded and the motion passed unanimously.

2. Delinquency and Aging Report – presented.

3. CD Review – no action needed.

V. Agenda Topics

1. Architectural applications – none at this time.
2. Leasing Status update – list updated 6/28/24
3. Unit issues – one unit waiting on some minor roofing repair being scheduled.
4. Bldg. 7 water usage issues – waiting for the next water bill.
5. Clubhouse Reservation changes – discussed, Matt will finalize the new document.
6. Pool & Spa issues – waiting for proposals from pool vendor.
7. Upcoming Director Election Status – 2 current Board Members on ballot for 2 seats. Ballots will go out early November.
8. Corporate Transparency Act – reviewed.
9. EV Charger information – discussed. Kenny will continue gathering information.
10. ANNUAL MEETING – Thursday, December 5th, 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

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 December 5th, 2024 Board Meeting.**

APPROVED