



BOARD OF DIRECTORS REGULAR MEETING MINUTES
Thursday, December 5th, 2024

Meeting held after the Annual Meeting which started 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	3 homeowners	

Absent: Matt Cano (Secretary)

GENERAL SESSION

- I. Call to Order – 7:29 PM
- II. Appointment of Board Members
 - a. Ron motioned that he continues to serve as Board President; John seconded and the motion passed unanimously.
 - b. Ron motioned that John continue to serve as CFO/Treasurer; Kenny seconded, and the motion passed unanimously.
 - c. Ron motioned that Kenny continued to serve as Vice-President: John seconded, and the motion passed unanimously.
 - d. Ron motioned that Matt continue to serve as Secretary: John seconded, and the emotion passed unanimously.
 - e. Ron motioned that Rick continue to serve as Director; John seconded, and the motion passed unanimously.
- III. Homeowner Forum

One homeowner thanked the Board for their service over the past year. Another homeowner has an Architectural Application for an Air-Conditioner installation for the Board to review. The Board requested the insurance certificate of the vendor doing the installation.
- IV. Approval of Previous Minutes

October 24th, 2024 -John motioned to approve the October 24th, 2024 Meeting Minutes as presented. Rick seconded and the motion passed unanimously.
- V. Treasurers Report
 1. Financial Reports ending October 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 - no action needed at this time.

VI. Agenda Topics

1. Architectural applications – none at this time.
2. Leasing Status update – list updated 6/28/24
3. Unit issues – discussed.
4. Corporate Transparency Act – Ron motioned to approve the cost of \$295 to the vendor CAI to register the Board to comply with the Corporate Transparency Act; John seconded, and the motion passed unanimously.
5. EV Charger information – the Board reviewed the preliminary information collected on the possibility of installing two Level 2 Electric Vehicle chargers by the Clubhouse and will continue to investigate the cost and benefits.
6. **NEXT MEETING – Thursday, January 23rd, 2025 at 7:00 PM**

VII Manager's Report

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

VIII. Adjournment – 7:59 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 January 23rd, 2025 Board Meeting.**