



BOARD OF DIRECTORS REGULAR MEETING MINUTES
Thursday, February 27th, 2025

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)
John Burnett	Treasurer		

Absent: Matt Cano (Secretary)

GENERAL SESSION

- I. Call to Order – 7:00 PM
- II. Homeowner Forum
No discussion.
- III. Approval of Previous Minutes
January 23rd, 2025 – John motioned to approve the December 5th, 2024 Meeting Minutes with the following two changes:
 1. Add “due to a lack of response” to the end of the paragraph in item V.5
 2. Indent and make items V.7 through V.9 a subset of item V.6 (Tree Proposals).

Kenny seconded and the motion passed unanimously.
- IV. Treasurers Report
 1. Financial Reports ending January 31st, 2025 - the Board has reviewed all nine of the documents and ratified the financials in accordance with California Civil Code 5500.
 2. CD Review – the Association has 3 Certificates of Deposit (CD’s) maturing on March 27th, 2025 that total \$470,000. John motioned at that time to use those funds at maturity to purchase two new CDs of \$235,000 each with a term of 52 weeks. Ron seconded and the motion passed unanimously.
 3. Delinquency and Aging Report – presented.
- V. Agenda Topics
 1. Architectural applications – none at this time.
 2. Leasing Status update – list updated 1/24/25
 3. Unit issues – discussed. Ron motioned to approve a proposal from Sentry Alarm to replace a stuck PIV valve outside of Building 10 (#19959c for \$4,935 plus tax); John seconded and the motion passed unanimously.
 4. Building 5 water issues – discussed. Work completed. Hot water supply seems improved.
 5. **NEXT MEETING – Thursday, March 27th, 2025 at 7:00 PM**

- VI. **Manager's Report**
 - 1. Work order log – presented.
 - 2. Utility Log – presented.
 - 3. 2025 Calendar – presented.
- VII. **Adjournment – 7:45 PM**

**These Meeting Minutes were approved by the Board of Directors
in the March 27th, 2025 Board Meeting.**

APPROVED