



BOARD OF DIRECTORS REGULAR MEETING MINUTES Thursday, May 22nd, 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	3 homeowners	
Matt Cano	Secretary		

GENERAL SESSION

I. Call to Order - 7:02 PM

II. Homeowner Forum

One homeowner talked about his Architectural Application. Another briefed the Board on a Neighborhood Watch meeting Thursday May 29th at 7:00PM in the Clubhouse. Another homeowner will discuss the AT&T issue during that part of the meeting.

III. Approval of Previous Minutes

March 27th, 2025 – Matt motioned to approve the March 27th, 2025 Meeting Minutes as presented. John seconded and the motion passed unanimously.

IV. Treasurers Report

1. Financial Reports ending April 30th, 2025 - the Board has reviewed all nine of the documents and ratified the financials in accordance with California Civil Code 5500.
2. CD Review – no action needed at this time.
3. Delinquency and Aging Report – presented.

VI. Agenda Topics

1. Architectural applications (39281 Marbella Terraza A/C unit) – Ron motioned to approve the Architectural Application to install an A/C unit at this address. Kenny seconded and the motion passed unanimously.
2. Leasing Status update – list updated 1/24/25
3. Unit issues – reviewed.
4. Fire Department report update – most of the items completed, need to supply some reports to the Fire Department.
5. AT&T Fiber Optics investigation – discussed. AT&T would need to plug in an ethernet cable to Comcasts equipment, which they do not allow. Further investigation is required.
6. **NEXT MEETING – Thursday, June 26th, 2025 at 7:00 PM**

VII **Manager's Report**

1. Work order log – presented.
2. Utility Log – presented.
3. 2025 Calendar – Election date discussed. Ron motioned to approve the yearly election costs from Liberty HOA for an election with acclimation (costs vary depending on whether it is a contested election with more mailing costs or can be done by acclimation). Kenny seconded and the motion passed unanimously.

Adjournment – 7:55 PM

**These Meeting Minutes were approved by the Board of Directors
in the July 24th, 2025 Board Meeting.**