



## BOARD OF DIRECTORS REGULAR MEETING MINUTES Thursday, July 24<sup>th</sup>, 2025

Meeting held at 7:00 PM in the Andalusia Clubhouse

### GENERAL SESSION

- I. **Call to Order – 7:05 PM**
- II. **Homeowner Forum**  
Homeowner Julien Gaubert (1044 Avila Terraza) asked the Board to be added to the bottom of the Leasing Wait List.
- III. **Approval of Previous Minutes**  
May 22<sup>nd</sup>, 2025 – Kenny motioned to approve the May 22<sup>nd</sup>, 2025 Meeting Minutes as presented. John seconded and the motion passed unanimously.  
(No June Meeting was held)
- IV. **Treasurers Report**
  1. Financial Reports ending June 30<sup>th</sup>, 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.
  4. 2025-2026 Fiscal Budget Draft 1 – briefly discussed. Ron & John will have a Zoom meeting with the CMS Accountant soon to discuss at length.
- VI. **Agenda Topics**
  1. Architectural applications – none at this time.
  2. Leasing Status update – list updated 7/18/25, will again be updated to add 1044 Avila to the bottom.
  3. Unit issues – Rick motioned to approve the Annual Gutter Cleaning proposal for the units from Commercial Gutter (#11754 for \$5800) for two gutter cleanings in the Fall/Winter. Kenny seconded and the motion passed unanimously.
  4. Fire Department report update – discussed.
  5. Election update – deadline for nominations is in September. All three Board Members whose seats are up for reelection have submitted nominations at this time, and no one else.
  6. **NEXT MEETING – Thursday August 28<sup>th</sup>, 2025 at 7:00 PM**
- VII. **Manager's Report**
  1. Work order log – presented.
  2. Utility Log – presented.
  3. 2025 Calendar – presented.
- VIII. **Adjournment – 7:49 PM**