



BOARD OF DIRECTORS REGULAR MEETING MINUTES Thursday, August 28th, 2025

Meeting held at 7:00 PM in the Andalusia Clubhouse

PRESENT

Ron Shore	President	Rob Roggenbusch	Association Manager (CMS)
Matt Cano	Secretary	2 homeowners	
Rick Henry	Director		

Absent: Kenny Feng (Vice – President) & John Burnett (Treasurer)

GENERAL SESSION

I. Call to Order - 7:12 PM

II. Homeowner Forum

Homeowner Risa Kawai asked the Board if it was permissible to rent a small train to go around the property for their child's birthday party in September. This would be open to any of the children (and their parents) in the Association as the train travels around inside the property for a couple of hours. Insurance of the vendor was provided. Matt motioned to approve the request, Ron seconded and the motion passed unanimously.

III. Approval of Previous Minutes

July 24th, 2025 – Matt motioned to approve the July 24th, 2025 minutes as presented. Rick seconded and the motion passed unanimously.

IV. Treasurers Report

1. Financial Reports ending July 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 – no action needed at this time.
3. Delinquency and Aging Report – presented.
4. 2025-2026 Fiscal Budget Approval – Ron motioned to approve the 2025-2026 Budget Draft 2 as presented. Rick seconded and the motion passed unanimously. The new budget raises the monthly assessment by 8% to \$545.
5. 2024-2025 Annual Review or Audit & Year-End Tax Preparation – Matt motioned to approve the 2024-2025 Annual Review and Year-end Tax Preparation by independent CPA Allen & Cook for \$2480. Rick seconded and the motion passed unanimously.

VI. Agenda Topics

1. Architectural applications – none at this time.
2. Leasing Status update – list updated 8/28/25
3. Request for a train for a children's party – moved to Open Forum (approved).
4. Unit issues – discussed.
5. Fire Department report update – discussed.
6. Election update – 4 nominations for the 3 open seats, meaning this will be a contested election. Deadline for nominations is in September.
7. **NEXT MEETING – Thursday September 25th, 2025 at 7:00 PM**

VII **Manager's Report**

- . 1. Work order log – presented.
- 2. Utility Log – presented.
- 3. 2025 Calendar – presented.

VIII. **Adjournment – 7:42 PM**

**These Meeting Minutes were approved by the Board of Directors
In the September 25th, 2025 Board Meeting.**

APPROVED