



BOARD OF DIRECTORS REGULAR MEETING MINUTES Thursday, September 25th, 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)
Matt Cano	Secretary	2 homeowners	

Absent: John Burnett (Treasurer)

GENERAL SESSION

- I. Call to Order - 7:04 pm
- II. Homeowner Forum
A homeowner had a question about parking.
- III. Approval of Previous Minutes
August 28th, 2025 – Matt motioned to approve the August 28th, 2025 Meeting Minutes as presented. Rick seconded and the motion passed unanimously.
- IV. Treasurers Report
 1. Financial Reports ending August 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.
- V. Agenda Topics
 1. Architectural applications – none at this time.
 2. Leasing Status update – list updated 8/28/25
 3. Unit issues – reviewed.
 4. 1-Year Fire Sprinkler Inspection – first round of inspections completed. Make up day for those units not inspected will be scheduled soon.
 5. Election update – there are 3 candidate for the 3 open seats. The election will be uncontested and the nominees appointed by Acclimation at the Annual Meeting in December.
 6. **NEXT MEETING – Thursday October 23rd, 2025 at 7:00 PM**
- VI. Manager's Report
 1. Work order log – presented.
 2. Utility Log – presented.
 3. 2025 Calendar presented.
- VII. Adjournment – 7:37 PM

**These Meeting Minutes were approved by the Board of Directors
in the October 23rd, 2025 Board Meeting.**