



## BOARD OF DIRECTORS REGULAR MEETING MINUTES Thursday, October 23<sup>rd</sup>, 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	CFO/Treasurer	1 homeowner	
Matt Cano	Secretary		

### GENERAL SESSION

- I. Call to Order – 7:04 PM
- II. Homeowner Forum  
No discussion.
- III. Approval of Previous Minutes  
September 25<sup>th</sup>, 2025 – Kenny motioned to approve the September 25<sup>th</sup>, 2025 Meeting Minutes as presented. Rick seconded and the motion passed unanimously.
- IV. Treasurers Report
  1. Financial Reports ending September 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.  
  
Ron motioned to close the 2024-2025 Fiscal Year “As-Is” which was recommended by the CMS Accountant Bill Ricotti. Kenny seconded and the motion passed unanimously.
  2. CD Review – no action needed at this time.
  3. Delinquency and Aging Report – presented.
- VI. Agenda Topics
  1. Architectural applications – none at this time.
  2. Leasing Status update – list updated 8/28/25
  3. Unit issues – reviewed.
  4. Fire Alarm & Sprinklers – discussed.
  5. Tree pruning – Matt motioned to approve the proposal from A-Plus Tree (#399019 for \$8,910.10) for pruning and health treatments for 72 different trees at the property. John seconded and the motion passed unanimously.
  6. Election update – John Burnett has withdrawn his nomination, leaving 3 people nominated for the 3 open Board positions. The Inspector of Elections certified the election and informed the Board they can appoint the 3 Board Members by Acclimation at the Annual Meeting in December.
  7. NO NOVEMBER MEETING – ANNUAL MEETING Thursday December 4<sup>th</sup>, 2025 at 7:00 PM

**VII Manager's Report**

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  - 1. Work order log – presented.
  - 2. Utility Log – presented.
  - 3. 2025/2026 Calendar – presented.

**VIII. Adjournment -7:50 PM**

**IX Executive Session - This meeting is closed to the membership per Civil Code §4935.**

DRAFT