

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 Election update – John Burnett has withdrawn his nomination, leaving 3 people nominated for the 3 open Board positions.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

- 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