

Meeting held immediately after the Annual Meeting which began  
at 7:00 PM in the Andalusia Clubhouse

**PRESENT**

Ron Shore	President	Michele (Lin) Chung	Director
Kenny Feng	Vice – President	Rob Roggenbusch	Association Manager (CMS)
Rick Henry	CFO/Treasurer	6 homeowners	
Matt Cano	Secretary		

**GENERAL SESSION****I. Call to Order – 7:14 PM****IV. Homeowner Forum**

One homeowner brought up an issue with her roof that she has reported. Rob will follow up with her.

**V. Approval of Previous Minutes**

1. Annual Minutes (December 5<sup>th</sup>, 2024) – Matt motioned to approve the 2024 Annual Meeting Minutes as presented. Kenny seconded and the motion passed unanimously.
2. October 23<sup>rd</sup>, 2025 - Matt motioned to approve the October 23<sup>rd</sup>, 2025 Meeting Minutes as presented. Kenny seconded and the motion passed unanimously.

**VI. Treasurers Report**

1. Financial Reports ending October 31<sup>st</sup>, 2025 -
2. CD Review
3. Delinquency and Aging Report
4. 2026 Reserve Study

**VII. Agenda Topics**

1. Architectural applications – none at this time.
2. Leasing Status update – list updated 8/28/25
3. Unit issues
4. Fire Alarm & Sprinklers
5. AB 1572 – Non-potable water for turf and other new laws for 2026
6. NEXT MEETING –**Thursday January 22<sup>nd</sup>, 2026 at 7:00 PM**

**VIII Manager's Report**

1. Work order log
2. Utility Log
3. 2026 Calendar

**IX. Adjournment**

These Meeting Minutes were approved by the Board of Directors  
in the January 22<sup>nd</sup>, 2026 Board Meeting.