



BOARD OF DIRECTORS MEETING MINUTES  
Thursday, December 4<sup>th</sup>, 2025

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.