



BOARD OF DIRECTORS ANNUAL MEETING MINUTES
Thursday, February 26th, 2026

Meeting held 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		
Matt Cano	Secretary		

GENERAL SESSION

- I. Call to Order – 7:04 PM
- II. Homeowner Forum
No discussion.
- III. Approval of Previous Minutes
January 22nd, 2026 Regular Minutes – Kenny motioned to approve these minutes as presented. Matt seconded and the motion passed unanimously.
- IV. Treasurers Report
 1. Financial Reports ending January 31st, 2026 - 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.
 4. 2026 Reserve Study – scheduling the on-site visit.
- V. Agenda Topics
 1. Architectural applications – none at this time.
 2. Leasing Status update (list updated 02/20/26) – the Board will offer the option to lease to the next unit on the list (#2).
 3. Unit issues - discussed
 4. Fire Alarm & Sprinklers – Pull down fire alarm issue (Bldg. 13), waiting on a proposal.
 5. Building 5 hot water issues – discussed.
 6. NEXT MEETING – **Thursday March 26th 2026 at 7:00 PM**
- VI. Manager's Report
 1. Work order log – presented.
 2. Utility Log – presented.
 3. 2026 Calendar – presented.
- VII. Adjournment – 7:53 PM

**These Meeting Minutes were approved by the Board of Directors
in the March 26th, 2026 Board Meeting.**