



BOARD OF DIRECTORS MEETING MINUTES Thursday, April 23th, 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	2 homeowners	
Matt Cano	Secretary		

GENERAL SESSION

- I. Call to Order – 7:01 PM
- II. Homeowner Forum
Two homeowners of the same unit asked about what can be done about mailbox break-in's.
- III. Approval of Previous Minutes
March 26th, 2026 Regular Minutes – Matt motioned to approve these minutes as presented. Kenny seconded and the motion passed unanimously.
- IV. Treasurers Report
 1. Financial Reports ending March 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 – Ron motioned to approve the draft of the new Reserve Study as prepared by Barrera & Co. Michele seconded and the motion passed unanimously.
 5. 2026 CMS Management Agreement – 3 minor changes discussed.
- V. Agenda Topics
 1. Architectural applications – none at this time.
 2. Leasing Status updated 04-20-26 – two homeowners have accepted offers to lease and have deadlines to provide a lease to the Association.
 3. Unit issues – discussed a couple of small unit issues.
 4. Fire Alarm & Sprinklers - Bldg. 13 pull down fire alarms fixed.
 5. Mailbox theft – discussed.
 6. NEXT MEETING –Thursday May 28th, 2026 at 7:00 PM
- VI. Manager's Report
 1. Work order log – presented.
 2. Utility Log- presented.
 3. 2026 Calendar – presented.
- VII. Adjournment – 8:02 PM

**These Meeting Minutes were approved by the Board of Directors
in the May 28th, 2026 Board Meeting.**