ANDALUSIA

BOARD OF DIRECTORS REGULAR MEETING MINUTES
Thursday, July 23rd, 2026

Meeting held at 7:00 PM in the Andalusia Clubhouse

PRESENT

Ron Shore	President	Michele (Lin) Chung	Director
John Burnett	CFO/Treasurer	Rob Roggenbusch	Association Manager (CMS)
Kenny Feng	Vice President	10 homeowners	

(Absent: Matt Cano - Secretary)

GENERAL SESSION

I. Call to Order – 7:06PM

II. Homeowner Forum

One homeowner talked about the "quiet enjoyment" section of the CC&Rs and how children playing loudly in the Common Area or playing in the pool is too loud for her estimation. She also pointed out parties in the clubhouse are loud, can go on for hours, and bring in people from outside the Association. Another homeowner also complained about kids being too loud outside her unit when playing during the day. Another homeowner also complained about children playing loudly when her husband works from home. Another homeowner asked about the parental supervision of kids playing in the Common Area. Another set of 2 homeowners asked for a Leasing Exception for their unit due to the lack of offers on their unit. Two other homeowners asked to be added to the bottom of the Leasing Wait List.

III. Approval of Previous Minutes

1. June 25th, 2026 Regular Minutes – John motioned to approve these Meeting Minutes as presented. Michele seconded and the motion passed unanimously.

IV. Treasurers Report

1. Financial Reports ending June 30th, 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. **2026-2027 Fiscal Year Budget** – briefly discussed.

V. Agenda Topics

1. Architectural applications – none at this time.
2. Leasing Status update – 39311 Del Oro Terraza will be added to the bottom of the Leasing Wait List as requested by the homeowners in Open Forum.
3. Landscaping & Large Trees – no action needed at this time.
4. Pool & Clubhouse – two main walls of the Clubhouse have been repainted.
5. Fire Alarm & Sprinklers – Annual Fire Inspection completed. Maintenance has completed minor repairs and are ready for the follow-up inspection at the end of July.
6. Storage container proposal – Storage container proposal – Ron motioned to approve the purchase of a 15' x 8' metal storage container (Willscot #Q-2416456 for $4,850.72) to be placed in an existing guest parking spot in the

back of the complex. This will be used for facility storage items and is necessary in response to the requirements of the Fire Department to empty items stored in various Utility Closets that are considered flammable. Kenny seconded and the motion passed unanimously.

7. Unit issues – briefly discussed.
8. Children playing in the Common Area – this was discussed much in the Open Forum. The board will meet in an Executive Session to be scheduled before the next meeting to discuss the rules, potential violations and legal issues.
9. NEXT MEETING –Thursday August 27th, 2026 at 7:00 PM

VI. Manager's Report

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

VII. Adjournment – 8:05 PM

These Meeting Minutes were approved by the Board of Directors in the August 27th, 2026 Board Meeting.

APPROVED