



BOARD OF DIRECTORS REGULAR MEETING MINUTES Thursday, September 24th, 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	3 homeowners	
Matt Cano	Secretary		

GENERAL SESSION

- I. Call to Order – 7:00 pm
- II. Homeowner Forum
Two homeowners asked the Board to consider trimming or thinning two trees in the back of buildings 5 & 6.
- III. Approval of Previous Minutes
 - A. August 27th, 2026 Regular Minutes – Matt motioned to approve these minutes as presented. John seconded and the motion passed unanimously.
- IV. Treasurers Report
 - A. Financial Reports ending August 31st, 2026 - the Board has reviewed all nine of the documents and ratified the financials in accordance with California Civil Code 5500.
 - B. CD Review – Two CDs (\$213,836.52 & \$123,163.48) are maturing on October 1st, 2026. John motioned at that time to roll over both CDs to two new 3-year CDs. Matt seconded and the motion passed unanimously.
 - C. Delinquency and Aging Report – presented.
- V. Agenda Topics
 - A. Architectural applications – none at this time.
 - B. Leasing Status update – no changes at this time.
 - C. Landscaping & Large Trees – discussed. No action is needed at this time.
 - D. Pool & Clubhouse – Health Department closed the pool and spa on September 22nd due to various issues. The Board will work with them to understand the changes that need to be made.
 - E. Fire Alarm & Sprinklers (Annual Fire Inspection) – working with the vendors and Fire Department on the last few items on the report.
 - F. Unit issues – discussed.
 - G. Election update – Only two current board members nominated themselves for the two open positions. Nominees may be appointed by Acclimation, and ballots do not need to be sent out.
 - H. NEXT MEETING –Thursday October 22nd, 2026 at 7:00 PM

VI. Manager's Report

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- A. Work order log – presented.
- B. Utility Log – presented.
- C. 2026 Calendar (and Election Calendar) – presented.

VII. Adjournment – 7:29 PM

THESE MEETING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS
AT THE OCTOBER 22ND, 2026 BOARD MEETING.

APPROVED