



BOARD OF DIRECTORS REGULAR MEETING MINUTES Thursday, August 27th, 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	8 homeowners	

(Absent: Matt Cano - Secretary)

GENERAL SESSION

- I. Call to Order – 7:00 PM
- II. Homeowner Forum

Several homeowners asked the Board about the rules of the rental of the clubhouse and commented on the noise level at time from parties. 3 other homeowners discussed with the Board the recent placing of a metal storage container in a parking space at the back of the property.
- III. Approval of Previous Minutes
 - A. July 23rd, 2026 Regular Minutes – Ron motioned to approve these minutes as presented. Matt seconded and the motion passed unanimously.
- IV. Treasurers Report
 - A. Financial Reports ending July 30th, 2026 - the Board has reviewed all nine of the documents and ratified the financials in accordance with California Civil Code 5500.
 - B. CD Review – no action needed at this time.
 - C. Delinquency and Aging Report – no delinquencies currently.
 - D. 2026-2027 Fiscal Year Budget – Ron motioned to approve the ProForma Draft 3 of the 2026-2027 fiscal year budget as presented, which would raise the monthly assessments from \$545 per month to \$560 per month (a 2.75% increase). Matt seconded and the motion passed unanimously.
 - E. Fiscal Year-End Review and Tax Preparation – Ron motioned to approve the Annual Review and Tax Preparation from Independent CPA firm Allen & Cook for an estimated \$2480. Matt seconded and the motion passed unanimously.
- V. Agenda Topics
 - A. Architectural applications – none at this time.
 - B. Leasing Status update – waiting on a signed lease from one homeowner at the top of the list.
 - C. Landscaping & Large Trees – discussed, no action needed at this time.
 - D. Pool & Clubhouse – discussed clubhouse rules, Matt is updating the agreement to be clearer about usage, hours and noise levels.
 - E. Fire Alarm & Sprinklers (Annual Fire Inspection) – a few items remain to clear with the Inspector.
 - F. Storage container complaints – discussed with homeowners in Open Forum.
 - G. Unit issues – a few small plumbing issues being handled by the vendor.
 - H. Children playing in the Common Area – briefly discussed.

- I. Change in gate repair vendor – Sector Security will take over primary repairs and maintenance of the vehicle and pedestrian gates.
- J. NEXT MEETING –**Thursday September 24th, 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 – 8:01 PM

**These Meeting Minutes were approved by the Board of Directors
in the September 24th, 2026 Board Meeting.**

APPROVED