

**ANDALUSIA HOMEOWNERS ASSOCIATION  
MINUTES OF ANNUAL MEETING  
THURSDAY, JANUARY 22, 2015  
ANDALUSIA RECREATION CENTER**

**BOARD MEMBERS PRESENT**

Ron Shore	President
John Burnett	Director
Matt Cano	Secretary
Mike Ghafari	Treasurer
Kusum Joshi	Director

**OTHERS PRESENT**

Steve Huff	Association Manager
5 Residents	

**I. CALL TO ORDER**

The Annual Membership Meeting was called to order by President Ron Shore at 7:05PM. The other members of the Board were briefly introduced.

**II. ANNOUNCEMENT OF QUORUM**

A quorum was established by 63% of all eligible owners being present in person or represented by proxy. Three ballots were unreadable or received late.

**III. NOMINATIONS FOR DIRECTOR**

The following owners were nominated for the position of Board Director, and their names were placed on the secret ballot:

Matt Cano  
Kusum Joshi

**IV. RESULTS OF THE ELECTION**

The secret ballot votes were counted, and the results were:

Matt Cano – 69 votes  
Kusum Joshi – 62 votes

Therefore, both were confirmed as Directors for the next two years.

The “Excess Funds” Resolution (IRS Ruling 70-604) to move excess operating funds to the reserve account was approved by a vote of 62 to 0, with 5 ballots unmarked or abstaining.

## **V. APPROVAL OF 2014 ANNUAL MEETING MINUTES**

Minutes of the 2014 Annual Meeting were previously distributed to the members in attendance, and were approved as written after a vote from the membership.

## **VI. PRESIDENT'S MESSAGE**

President Ron Shore opened the meeting by mentioning a recent San Jose Mercury News article that highlighted the City of Fremont being on two national "best of" lists. He then reported on some highlights of activities at Andalusia in 2014. These included: painting of seven existing buildings; repair and resurfacing of roadways, restriping the parking spaces, and installation of speed bumps; installation of a new gate access system; completion of the five-year fire sprinkler system certification (first time in 24 years); conversion of the fire alarm monitoring system from telephone lines to a radio-based system using Bay Alarms (projected to save the HOA at least \$10K per year); and began enforcement of the leased property quota limit.

For 2015, the HOA will consider undertaking the following projects: replacement of hot water heaters in five of the existing buildings; additional research into changing landscaping to improve water saving; installation of a web-based high quality video surveillance system; and completion of an updated reserve study.

## **VII. TREASURER'S REPORT**

President Ron Shore reported on the financial status of the Association during the 2013-2014 fiscal year. Income is above plan by \$25.7K, while total expenses are below budget by \$10.5K. Water usage costs continue to be high, and Republic Waste has begun to monitor proper separation of garbage and recyclables.

Reserves started the year at \$811K; during the year, there was \$157.3K in reserve contributions and expenditures of \$176.6K. By the end of the year, the total reserves were \$791.7K.

The HOA is at 100% of the cash flow requirements, which is a way to assess our ability to meet future reserve expenditures without the need for special assessments.

## **VIII. OTHER COMMITTEE REPORTS**

A brief reminder to use the HOA website as a source for almost anything related to the community was provided by Association Manager Steve Huff.

## **IX. OTHER BUSINESS**

No other new or old business items were discussed. The Board then fielded questions from the residents regarding various issues.

## **X. ADJOURNMENT**

The meeting was adjourned at 7:52PM.