

**ANDALUSIA HOMEOWNERS ASSOCIATION
MINUTES OF ANNUAL MEETING
THURSDAY, JANUARY 27, 2014
ANDALUSIA RECREATION CENTER**

BOARD MEMBERS PRESENT

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

OTHERS PRESENT

Steve Huff	Association Manager
8 Residents	

I. CALL TO ORDER

The Annual Membership Meeting was called to order by President Ron Shore at 6:47PM. The other members of the Board were briefly introduced.

II. ANNOUNCEMENT OF QUORUM

A quorum was established by 62% of all eligible owners being present in person or represented by proxy.

III. NOMINATIONS FOR DIRECTOR

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

Ron Shore
John Burnett
Mike Ghafari

IV. RESULTS OF THE ELECTION

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

Ron Shore – 83 votes
John Burnett – 58 votes
Mike Ghafari – 51 votes

The “Excess Funds” Resolution (IRS Ruling 70-604) to move excess operating funds to the reserve account was approved by a vote of 56 to 0, with 7 ballots unmarked or abstaining.

V. PRESIDENT'S MESSAGE

President Ron Shore reported on upcoming developments in and by the City of Fremont as well as some highlights of activities at Andalusia in 2013. These included: palm trees pruned; invasive trees were removed and replaced, and affected concrete walkways were replaced; the front gates and concrete pillars along Gallaudet were repainted; rusted metal fencing along Gallaudet was replaced; defective roofing in 8 older buildings was corrected at a cost of \$78K; landscape irrigation enhancements and replacements were completed; and a new vendor for monthly light bulb management was selected.

Additionally, a new system for electronically receiving monthly HOA dues invoices and the newsletter was reviewed; an agreement was reached with two homeowners for repayment of past homeowners dues; only two residents missed the annual fire alarm test; a 5-year fire alarm system inspection was completed for the first time; and a Halloween party for the children of Andalusia residents was held, thanks to the efforts of Shailaja Alugubelli.

For 2014, the HOA will be undertaking the following projects: trim and shape remaining non-palm trees; repair and reseal streets, and re-number spaces; and paint the 8 older buildings.

VI. TREASURER'S REPORT

Treasurer John Burnett reported on the financial status of the Association during the 2012-2013 fiscal year. Income is above plan, while total expenses are less than \$1K over budget. Expenses are under control, but the small increase in monthly dues was primarily driven by the increase in water costs (\$7K over budget) and maintenance and repairs (\$6K over budget).

Reserves started the year at \$730K; during the year, there was \$135K in reserve contributions, \$3.5K in interest received, and expenditures of \$58K. By the end of the year, the total reserves were \$811K.

The HOA has also implemented payment plans with 3 homeowners to repay delinquent dues.

VII. OTHER COMMITTEE REPORTS

A brief review of the increase in the Rec Center rental fee and a reminder to use the HOA website as a source for almost anything related to the community was provided by Association Manager Steve Huff.

VIII. APPROVAL OF 2013 ANNUAL MEETING MINUTES

Minutes of the 2013 Annual Meeting were previously distributed to the members in attendance, and were approved as written after a vote from the membership.

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 7:45PM.