

**ANDALUSIA HOMEOWNERS ASSOCIATION
MINUTES OF ANNUAL MEETING
THURSDAY, JANUARY 28, 2016
ANDALUSIA RECREATION CENTER**

BOARD MEMBERS PRESENT

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

OTHERS PRESENT

Steve Huff	Association Manager
7 Owners	

I. CALL TO ORDER

The Annual Membership Meeting was called to order by President Ron Shore at 7:03PM. The other members of the Board were briefly introduced.

II. ANNOUNCEMENT OF QUORUM

A quorum was established by 60% (62 ballots returned out of 104) 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:

John Burnett
Mike Ghafari
Ron Shore

IV. RESULTS OF THE ELECTION

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

John Burnett - 46 votes
Mike Ghafari - 48 votes
Ron Shore - 85 votes

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

V. PRESIDENT'S MESSAGE

President Ron Shore opened the meeting with a brief summary of the outlook for the City of Fremont. He noted the increased activity in housing, transportation, and business, as

well as the effort now underway for a new downtown area. Partly because Andalusia is walking distance to BART, property values continue to increase (2BR/2BA at \$650K, 3BR/3BA at \$700K). The HOA will continue to maximize investments which will keep the complex in first-class condition.

He then reported on some highlights of activities at Andalusia during 2014-2015. These included: replacement of 6 hot water heaters; conversion to Bay Alarm for fire alarms and monitoring at a savings of \$10K or more per year; and modifications to sidewalks to allow for easier and safer access for senior and disabled residents and visitors.

The reserve study has been updated, and shows 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.

Lastly, the number of non-owner-occupied units has been reduced to 30, which is down from the original 36.

The main project for 2015-2016 will be landscaping replacements and improvement, with goals of improved appearance and water savings.

VI. TREASURER'S REPORT

Treasurer John Burnett briefly reported on the financial status of the Association during the 2014-2015 fiscal year. Income and expenses are on budget. Water usage costs are \$6K under budget, but the rest of utilities are on budget. Allowance for bad debt was not used during the fiscal year. Maintenance expenses included \$10K for fire alarm monitoring.

Reserves started the year at \$811K; during the year, there was \$146K in reserve contributions and interest, and expenditures were \$208K (including \$47K for hot water heaters). By the end of the year, the total reserves were \$798K.

VII. OTHER COMMITTEE REPORTS

Landscape Committee - Committee Chair David Buckley reported that an overall renovation and planting plan is being developed, with Bldg. 8 to be used to test viability of proposed plants.

Association Manager Steve Huff briefly reported on the efforts to repair roof leaks, and reminded residents to continue separating compostables and recyclables when renting the Rec Center.

VIII. APPROVAL OF 2015 ANNUAL MEETING MINUTES

Minutes of the 2015 Annual Meeting were previously distributed to the members in attendance, and were approved as written after a vote from the membership.

IX. "EXCESS FUNDS" RESOLUTION (IRS RULING 70-604)

The "Excess Funds" Resolution (IRS Ruling 70-604) to move excess operating funds to the reserve account was approved by a vote of 57 to 3, with 2 ballots unmarked or abstaining.

X. OTHER BUSINESS

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

XI. ADJOURNMENT

The meeting was adjourned at 7:55PM.