



**ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS – SPECIAL MEETING
HELD AT THE
RECREATION CENTER**

JANUARY 11, 2018

I. Call to Order – 7:52 PM

Directors Present:

Ron Shore – President
John Burnett - Treasurer
Matt Cano – Secretary
Agustin Garcia Montiel – Director

Directors Absent:

Mike Ghafari - Vice President

Others Present:

Mark Brading, UNC Community Management

II. Homeowners Open Forum – ELECTION PROCESS

- A Special Meeting of the Board of Directors was called to discuss the Election Process with homeowners.
- Candidate asked why Mike Ghafari was not present.
 - Association announced that Mike Ghafari had just resigned from the Board.
 - Discussion then continued with how this will impact the election process, homeowner's votes, ballot, etc.
 - Association stated per Davis-Stirling the election process continues, votes already cast are irrevocable, votes already cast for the candidate that withdrew are unfortunately wasted, and three of the remaining candidates that receive the most votes will be elected to the Board.
- Candidates stated they were not provided with a homeowner listing, containing member names, member addresses, and members phone numbers, per the Association Bylaws, which they verbally requested during the 12/7/2017 Board Meeting.
 - Candidates were reminded that they were provided with the process to request a homeowner listing (including the requirement that the request be in writing), the information that would be provided in the listing, and the requirement that the Association provide homeowners with the right to opt-out of such listing. The Davis-Stirling Act and California Corporation Code override the Bylaws and limit access to the homeowner listing and limit homeowner information provided on the listing.
 - Candidates were also reminded that, after being provided the homeowner listing process, they never made a written request (including the reason for the listing), as required by the process.

- Candidates / Homeowner questioned election proceedings in violation of governing documents and Davis-Stirling because the Association did not have Election Rules.
 - Association acknowledged there were no Election Rules and that until recently they were not aware of this requirement.
 - The Association has always had a fair, open, and transparent election process which has never been questioned until now.
- Candidates stated that there was no way that they would be willing to continue with the current election due to the existing election process violations.
- MOTION: 1) Cancel the Election; 2) Attorney to Draft and Board to Approve New Election Rules; 3) Issue Opt-Out Notices for Homeowners who do not want to be on the listing available to Homeowners; 4) Election Process to begin over again after New Election Rules are implemented.
 - Motion: Matt; 2nd: Ron; Approved: Unanimous

III. Adjournment – 9:47 PM

Respectfully submitted

APPROVED

01/25/18

Ron Shore, President