

**ANDALUSIA HOMEOWNERS ASSOCIATION
MINUTES OF THE
BOARD OF DIRECTORS MEETING
JANUARY 28, 2016**

BOARD MEMBERS

Attending:

Ron Shore	President
John Burnett	CFO/Treasurer
Mike Ghafari	Vice President
Matt Cano	Secretary

OTHERS PRESENT

David Buckley	Landscape Committee
Steve Huff	Association Manager
5 Owners	

I. Call to Order

- President Ron Shore called the meeting to order at 7:55 PM in the Andalusia Recreation Center.

II. Residents Open Forum

- One owner presented a letter requesting formal creation of a “waiting list” for existing owners currently prohibited from leasing their units until the number of non-owner-occupied units is reduced through resales to 21. After discussion among the Board members, it was agreed that this list will be created and posted on the HOA website and in the monthly newsletter.
- Another owner raised questions about pesticide use in the complex. It was noted that the MSDC sheets show that all pesticides used are considered safe. Further, it was explained that pesticides are only used at the junction of the building foundation and the surrounding soil to primarily control ants. The Board also agreed to put an article in the newsletter to further explain this.

III. Formation of Board and Officer Selection

- After a brief discussion among the Board members, it was moved and seconded that the Board Officers remain as currently constituted: Ron Shore - President; Mike Ghafari - Vice President; John Burnett - CFO/Treasurer; and Matt Cano - Secretary.

IV. Approval of Minutes from Previous Meeting

- Minutes of the Board Meeting held on November 19, 2015, were approved as written.

V. Financial Report

- A. John Burnett briefly reported on the financial statements. Income is on plan. Expenses are on budget, and maintenance is still under budget.
- B. Reserves as of December 31 are at \$825.7K.

- C. Outstanding delinquencies are up to date and unchanged. Several payment plans are in place and current.

VI. Business Items

- A. Palm tree trimming proposal from Valley Crest is approved, and will be scheduled for late February or early March.
- B. Two estimates for landscape update around Building 8 were presented. Both estimates were deemed too expensive, so that other options will be pursued working with Bayscapes Landscape.
- C. Building signs have been received and will be installed as soon as possible.
- D. Telecom consulting contract for reduced costs with Comcast will be moved forward, with the expectation of receiving more details about expected savings to HOA.

VII. Association Manager's Report

- A. Work Order History report shows roof work from Xteria. Will monitor for additional intrusion in coming storms, and will schedule drywall repairs and painting as soon as feasible.

VIII. Committee Reports

- Landscaping** – See report in V-B above.
- Pool/Clubhouse** – Pool pump to be repaired; spa heater will be thoroughly cleaned in an attempt to delay the need for replacement.
- Fountain** – No report submitted.
- Lighting** – No report submitted.
- Parking Compliance** – No report submitted.

VIII. Adjournment

- Since there was no further business to be conducted by the Board of Directors, the meeting was adjourned at 9:05PM. The next Board meeting will be held on Thursday, February 25, 2016, at 7:00PM.

As approved by the Board of Directors:

Signature

Date