



**ANDALUSIA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

HELD AT THE  
**RECREATION CENTER**

FEBRUARY 22, 2018

**I. Call to Order – 7:05 PM**

**Directors Present:**

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

**Directors Absent:**

None

**Others Present:**

Mark Brading, UNC Community Management  
Matt Brading, UNC Community Management

**II. Homeowners Open Forum**

- Homeowner reported longstanding, unchanging, crack in his patio. Will send picture to Management.

**III. Approval of Previous Minutes**

- Minutes of the Board Meeting held on January 25, 2018 were reviewed.
  - Minutes were approved as presented.

**IV. Treasurer's Report**

- Financials: John provided a summary of the financials year to date.
  - Income – Slightly Over Budget
  - Overall – Over Budget (Over budget in operating expense due to rising utility rates, and excessive unit repairs. Reserve expense is currently compensating for this operating expense overage)
  - Reserves – Water Heater Repairs paid from Reserves
  - Delinquencies are minimal.

## V. Business Items

- Election Matters – Open Forum
  - Draft Election Rules were reviewed by the Board with input from candidates of postponed election.
  - A candidate read a letter to the Board stating the Election Rules were not legally enforceable and unlawful as presented and requested their letter be included with the meeting minutes.
  - Candidates questioned:
    - Allowance of management company as inspector of election
    - Concern about definition of “Good Standing”
  - Motion: Approve Draft Election Rules
    - Motion: Matt, 2<sup>nd</sup>: John, Approved: Unanimous
  - March Meeting Date Change
    - In order to accommodate the prompt adoption of the Election Rules, the Board agreed that the next Board Meeting will be held on March 29<sup>th</sup>.
  - Rescheduled Annual Meeting Date
    - Based on formal adoption of Election Rules at the March 29<sup>th</sup> Board Meeting, the rescheduled Annual Meeting Date will be June 28, 2018.
  - Future Annual Meeting Dates
    - Per the Association By-Laws, the Annual Membership Meeting is to be held within 90 days after the close of the fiscal year. Andalusia HOA fiscal year ends on 9/30, therefore the Annual Meeting must be held prior to December 31<sup>st</sup>.
    - Board agreed to schedule future Annual Meetings on the 1<sup>st</sup> Thursday of December each year.
- Site Security – Open Forum
  - Cameras – Mike Huber stated 4K cameras have best resolution and work well at night. 2K cameras are a cheaper alternative but also have ½ of the resolution.
    - Board requested feasibility of installing cameras throughout the Association to provide complete coverage. If complete coverage is not feasible, then what is feasible and where is the best location for cameras.
  - Other Security Options
    - No further discussion.

## VI. Association Manager’s Report

- Work order history and homeowner activity, for the period of 01/22/18 – 02/16/18, was reviewed by the Board.

## VII. Committee Reports

- Landscaping – None
- Pool/Clubhouse – None
- Fountain – None
- Lighting - None

- Parking Compliance – None

### VIII. **Adjournment – 9:01 PM**

The next Board of Directors Meeting will be held Thursday, March 29, 2018 @ 7:00 P.M.

Respectfully submitted



03/29/18

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Ron Shore, President