



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

February 23, 2017

I. Call to Order – 7:00 PM

Directors Present:

Ron Shore - President
Mike Ghafari – Vice President
John Burnett - Treasurer
Matt Cano - Secretary

Directors Absent:

None

Others Present:

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

II. Homeowners Open Forum

- Homeowner felt like entire complex appeared to be a no potty area and she does not have control over where her pet goes to the bathroom.
- 1021 Avila Terraza – Inquired about renting out their unit. Homeowner requested to be added to the list.
 - UNC to add homeowner to waiting list

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on January 26, 2017, were approved as written.
- Minutes of the Executive Session of the Board Meeting held on January 26, 2017, were approved as written.

IV. Treasurer's Report

- John briefly reported on the financials year to date.
- Finances are right on budget
- Corporate Expenditures – On Budget
- Utilities – Gas is over Budget
- Maintenance – Under Budget
- Repairs & Supplies – Over Budget due to winter leaks
- Overall Expenditures are On Budget

- Reserves have increased by about \$10K
- Delinquencies are minimal

V. Business Items

- Pet Rules Modification
 - Map of proposed "No Potty Zones" and suggested revision to Rules & Regulations were sent to homeowners for comments.
 - BOD reviewed comments from homeowners and had further discussion on revision.
 - BOD discussed stronger enforcement of homeowners picking up after their pets.
 - BOD discussed designating fewer areas as "No Pet Area"
 - Palm Grove, in front of Building 11, and in front of Building 4
 - BOD to provide revised policy to homeowners for additional feedback.
- AT&T MDU Fiber Overbuild Project
 - AT&T to perform on-site feasibility study on 2/24/17
- Mold Policy Discussion
 - BOD discussed possible mold policy addition to Rules & Regulations.
 - BOD discussed possible update of the CC&R's to incorporate mold policy and other changes to bring CC&R's up to date.
 - Matter moved to next meeting for further discussion.
- Fire Alarm Inspection Update
 - Almost done. Still need access to two units
- Rental Waiting List – 39303 Del Oro Terraza
 - Homeowner was unable to attend BOD meeting to make personal request due to travel schedule.
 - Homeowner submitted request via e-mail to be added to the Rental Waiting List.
 - UNC to add homeowner to waiting list.
- New Board Member Consideration
 - Homeowner of 39281 Marbella Terraza submitted resume to be considered for the Board of Directors.
 - BOD unanimously voted to appoint Agustin Garcia Montiel to the open Board position.

VI. Association Manager's Report

- Work order history and homeowner activity, for the period of 01/20/17 – 02/16/17, was presented to the Board.

VII. Committee Reports

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

- Parking Compliance – Two Parking spaces are available for rent.

VIII. Adjournment – 8:43 PM

The next Board of Directors Meeting will be held Thursday, March 23, 2017 @ 7:00 P.M.

Respectfully submitted

APPROVED

3/23/17

Ron Shore, President