



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

APRIL 26, 2018

I. Call to Order – 7:01 PM

Directors Present:

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

Directors Absent:

Matt Cano – Secretary

Others Present:

Mark Brading, UNC Community Management

II. Homeowners Open Forum

- None

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on March 29, 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)
 - Reserves – Nothing paid from Reserves this month.
 - Delinquencies are minimal.

V. Business Items

- Comcast Service Agreement Update
 - Wi-Fi Installation in Recreation Room – Comcast has verified that the Recreation Room is serviceable and is arranging for installation date.
- Site Security Update
 - No update provided.

- Sidewalk Grinding Project
 - Vendor has marked all sidewalk deviations throughout Association, with some sections requiring replacement.
 - Board Approved recommended slab replacements
 - Board Approved grinding to be performed on an hourly rate. Management to meet with Vendor to finalize grinding areas.
- Open House Policy
 - Some homeowners have questioned the reason for the \$100 Open House Fee.
 - Open houses represent a significant potential security breach for the community, impact guest and homeowner parking, and are an inconvenience to homeowners.
 - There is a marketing plus for any potential buyer who comes to the community, and sees that the community entrance is controlled, directions for parking and open house are given, and community safety is reinforced. This reinforces that the community is safe and well run. Thus as service provided.
- Window Repair / Replacement Policy
 - Section 9.7 of the CC&R's clearly state that Owners' are responsible for the maintenance, repair, and replacement of their windows.
 - The Association is aging and Owners are experiencing leaks through and around their windows.
 - Owner is responsible for all leaks through and around their windows due to a failed window or due to a failed window installation.

VI. Association Manager's Report

- Work order history and homeowner activity, for the period of 03/27/18 – 04/20/18, was reviewed by the Board.

VII. Committee Reports

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

VIII. Adjournment – 7:40PM

The next Board of Directors Meeting will be held Thursday, May 24, 2018 @ 7:00 P.M.

Respectfully submitted

APPROVED

05/24/18

Ron Shore, President