



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

April 27, 2017

I. Call to Order – 7:04 PM

Directors Present:

Ron Shore - President
Mike Ghafari – Vice 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

- Hearing – 1036 Avila Terraza (Patio Storage / Pet Kennel)
 - Homeowner failed to appear.
 - UNC to prepare letter to homeowner informing him that hearing was held as scheduled, homeowner failed to appear, homeowner continues to use the patio as a kennel, the \$150 fines are affirmed, inspections will continue and further fines will be issued and/or further enforcement will be pursued until compliance.
 - UNC to provide homeowner with some guidance on allowable care for the dog while homeowner is away.

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on March 23, 2017, were approved as written.

IV. Treasurer's Report

- John briefly reported on the financials year to date.
- Finances are currently slightly over budget
- Income – On Budget
- Corporate Expenditures – Under Budget
- Utilities - Over Budget (Mainly due to Gas)

- Maintenance – Under Budget
- Repairs & Supplies – Over Budget
- Overall Expenditures - Over Budget
- Reserves – Roof Work and Concrete Repairs were paid from Reserves
- Delinquencies are minimal

V. Business Items

- AT&T MDU Fiber Overbuild Project
 - AT&T provided proposal to install fiber optics, to the media wall of each unit, at no cost to the Association or the Homeowner, and with no obligation to purchase services from AT&T.
 - AT&T is obligated to install fiber optics to 12,500,000 homes as agreed from DirecTV merger and needs at least 90% installation at Andalusia to perform project.
 - Notice to be sent to homeowners and informational meeting to be held on May 9th @ 7:00 PM in the Andalusia Recreation Center.
- CC&R Amendment
 - Draft CC&R Amendment and Draft CC&R Amendment Ballot were reviewed by the Board.
 - Tabled to next meeting.
- Sound Wall Repair – Between Andalusia HOA and Alborado Apartments
 - Someone from Alborado Apartments, struck a section of the sound wall near the fountain, causing structural damage to that section.
 - The damaged sound wall section must be replaced.
 - Corporate Executives, for the ownership interest of Alborado Apartments, have been notified and have agreed to replace the damaged sound wall section.
- Open House Policy Revision
 - The security company, previously used to provide gate guard service during open houses, has changed policy and is no longer able to provide such limited coverage.
 - Policy to be revised. Homeowner to provide a Realtor / Associate at the guard gate, and a Realtor / Associate at the home. There will be a \$100 Open House fee. Failure to follow open house policy will result in a fine of \$200.
 - Instructions for Guard Gate attendant to include: Park in Guest Parking Only, Gate Guard must be there the entire time, Speed Limit must be adhered to.
- Security Guard Coverage
 - The security company, previously used to enforce pool hours, has changed policy and is no longer able to provide such limited coverage.
 - UNC has found another company to provide pool hour enforcement on a case by case basis.
 - If enforcement becomes a problem, Association to enter into enforcement contract with security company.

VI. Association Manager's Report

- Work order history and homeowner activity, for the period of 03/20/17 – 04/23/17, was presented to the Board.

VII. Committee Reports

- Landscaping – None
- Pool/Clubhouse – None
- Fountain – None
- Lighting - None
- Parking Compliance – Some continued violators. Tickets have been issued.

VIII. Adjournment – 8:43 PM

The next Board of Directors Meeting will be held Thursday, May 25, 2017 @ 7:00 P.M.

Respectfully submitted

APPROVED

05/25/17

Ron Shore, President