



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

JUNE 22, 2017

I. Call to Order – 7:18 PM

Directors Present:

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

Directors Absent:

Matt Cano – Secretary
Mike Ghafari – Vice President

Others Present:

Mark Brading, UNC Community Management

II. Homeowners Open Forum

- 39278 Marbella Terraza - Requested reimbursement for sliding glass door repair. Moisture entered between window panes of sliding glass door. Homeowner feels the moisture was caused by an overflowing gutter placing additional moisture on the window seal. Board denied request because window repair is the responsibility of the homeowner.

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on May 25, 2017, were reviewed.
 - Minutes were approved as presented.

IV. Treasurer's Report

- John provided a summary of the financials year to date.
- Overall Currently slightly over budget
- Income – On Budget (Recent Parking Fees not reflected)
- Corporate Expenditures – Under Budget
- Utilities - Over Budget (Due to Gas and Refuse)
- Maintenance – Under Budget
- Repairs & Supplies – Over Budget
- Overall Expenditures - Over Budget
- Reserves – No additional items paid from Reserves
- Delinquencies are minimal

V. Business Items

- AT&T MDU Fiber Overbuild Project
 - Final poll from homeowners, 101 responses, 11 no's (but 6 will allow garage installation). 3 did not respond.
 - AT&T has agreed to proceed with Fiber Overbuild Project. Installation to commence in roughly 9 months.
 - Homeowners are not obligated to purchase fiber service from AT&T at any time.
- CC&R Amendment
 - Final revision was just received from Association Attorney.
 - Ballots to be issued to homeowners in September after Labor Day weekend.
- Feral Cats at CA School for the Deaf
 - Someone continues to feed the feral cats on school property.
 - Association to continue discussion and participation, with superintendent of School for the Deaf, to deal with problem.
 - UNC to look into Animal Prevention Services and/or Feral Cat Organizations for assistance with feral cats.
- Balcony Coating Color
 - In the past, balcony re-coatings have been done in a dark green color.
 - Green is no longer a color offered by Westcoat for a topcoat. Westcoat is the waterproofing system, used for balcony re-coatings, that is recommended by our contractor.
 - Slate Blue was approved by the BOD as the topcoat color on future re-coated balconies.
- Earthquake and Liability Insurance Policy Renewals
 - Earthquake Insurance Renewal Proposal was approved by the BOD.
 - Liability Insurance Renewal Proposal was approved by the BOD.
- Bay Alarm Radio Wave Failures
 - Bay Alarms is working on a solution to solve the constant radio wave signal failures with their equipment.
- Association Duty to Investigate Article
 - BOD reviewed an article about its duty to investigate a Homeowners complaint.

VI. Association Manager's Report

- Work order history and homeowner activity, for the period of 05/18/17 – 6/15/17, was presented to the Board.

VII. Committee Reports

- Landscaping – Some bare areas around building 9 and building 1 should be filled in. Renovation areas throughout the Association to be identified.
- Pool/Clubhouse – None
- Fountain – None
- Lighting - None
- Parking Compliance – None

VIII. Adjournment – 8:49 PM

The next Board of Directors Meeting will be held Thursday, July 27, 2017 @ 7:00 P.M.

Respectfully submitted

 7/27/17

Ron Shore, President