



**ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

HELD AT THE
RECREATION CENTER

JULY 26, 2018

I. Call to Order – 7:02 PM

Directors Present:

Ron Shore – President
Matt Cano – Secretary
Greg Zarski – Vice President

Directors Absent:

John Burnett – Treasurer
Agustin Garcia Montiel – Director

Others Present:

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

II. Homeowners Open Forum

- 39291 Marbella Terraza - Homeowner inquired about interior modifications, doorbell and lock changes, and also requested to be added to the rental waiting list.
 - Board approved addition of homeowner to rental waiting list.

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on June 28, 2018 were reviewed.
 - Minutes were approved as presented.

IV. Treasurer's Report

- Financials: Ron provided a summary of the financials year to date.
 - Income – Slightly Over Budget
 - Overall – Over Budget (Over budget in operating expense due primarily to overage in utilities, and building / unit repairs)
 - Reserves – Walkway Repairs, Roofing Repairs, Landscape Replacement, and Tree Maintenance were paid from Reserves in June.
 - Delinquencies are minimal.

V. Business Items

- Gutter and Downspout Cleaning Proposal
 - Proposal from Commercial Gutter & Cleaning, to perform two cleanings including warranty coverage through May 1, 2019, was reviewed by the Board.
 - Management to provide as much notice as possible to homeowners prior to cleaning.
 - Board approved proposal for two cleanings.
- Sound Wall – Decorative Stone Repair
 - Some of the decorative stone work, along the top edge of the sound wall in several areas, has shifted or come completely dislodged.
 - Board reviewed proposal from Juan Rodriguez Landscaping to repair / reinstall decorative stone work.
 - Association is awaiting a 2nd proposal from Silicon Valley Builders. Silicon Valley will also look into replacement with simulated decorative stone work made from foam.
- Security / Neighborhood Watch
 - Greg Zarski has initiated the process to form a Neighborhood Crime Watch Program through the City of Fremont Police Department.
 - City of Fremont Police to provide onsite presentation on September 11 @ 7:00 PM.
 - Alborada Apartment Management and possible other neighboring communities will be invited to the meeting.
- 2018 / 2019 Budget Review
 - The Board Reviewed the Draft Budget for fiscal year 2018/2019
 - Budget proposal allows for increased expense allowance in General Repairs & Supplies as well as Water and Sewer based on trends experienced this past year.
 - Reserve funding allowance is decreased but reserves still remain funded at 100% based on cash flow basis.
 - Board unanimously approved draft budget as presented with monthly dues to increase to \$432 effective 10/1/2018.

VI. Association Manager's Report

- Work order history and homeowner activity, for the period of 06/25/18 – 07/22/18, was reviewed by the Board.

VII. Committee Reports

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

VIII. Adjournment – 8:31 PM

The next Board of Directors Meeting will be held Thursday, August 23, 2018 @ 7:00 P.M.

Respectfully submitted



08/23/18

Ron Shore, President