



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

JULY 27, 2017

I. Call to Order – 7:18 PM

Directors Present:

Ron Shore – President
Matt Cano – Secretary
Mike Ghafari – Vice President
John Burnett - Treasurer
Agustin Garcia Montiel - Director

Directors Absent:

None

Others Present:

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

II. Homeowners Open Forum

- 39236 Marbella Terraza – Architectural Application to replace living room window was dropped off by homeowner.
- Homeowner wanted clarification about the ATT&T Fiber installation and about the rental policy.

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on June 22, 2017, were reviewed.
 - Minutes were approved as presented.

IV. Treasurer's Report

- Financials: John provided a summary of the financials year to date.
 - Overall - Slightly over budget
 - Income – Over Budget (Parking and Clubhouse Rental)
 - Corporate Expenditures – Under Budget
 - Utilities - Over Budget (due to Gas and Water)
 - Maintenance – Over Budget
 - Repairs & Supplies – Over Budget
 - Overall Expenditures - Over Budget

- Reserves – Balcony Repairs, Tree Maintenance and Landscape Replacement paid from Reserves. Reserve balance increased over the year.
 - Delinquencies are minimal.
- Budget Approval:
 - BOD approved increase in property management fee for fiscal year 2017/2018.
 - BOD discussed proposed budget for 2017/2018. Due to a number of factors considered in both the operating budget and the reserve budget, the BOD agreed to an increase in HOA Dues.
 - HOA dues for 2017/2018 to be increased to \$412.

V. Business Items

- AT&T MDU Fiber Overbuild Project
 - Pre-Construction site inspection scheduled for August 11th.
- CC&R Amendment
 - BOD reviewed CC&R Amendment package. Package to be mailed to homeowners after Labor Day, with ballots due by October 6th.
- Feral Cats at CA School for the Deaf
 - Andalusia HOA is working with the Feral Cat Foundation to deal with feral cats in the Association.
 - Ron has attempted to contact the new superintendent of the CA School for the Deaf to partner with Andalusia and the Feral Cat Foundation to address the problem on their campus.
 - Association to continue dialogue with school superintendent and possibly contact the local assembly member for assistance.
- Bay Alarm Radio Wave Failures
 - Bay Alarm began radio replacements on 7/21. Work should be completed within 2 weeks.
- National Night Out will be celebrated at the Association on August 1st.

VI. Association Manager's Report

- Work order history and homeowner activity, for the period of 06/16/17 – 07/24/17, was reviewed by the Board.


VII. Committee Reports

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

VIII. Adjournment – 8:44 PM

The next Board of Directors Meeting will be held Thursday, August 24, 2017 @ 7:00 P.M.

Respectfully submitted

 08/24/2017

Ron Shore, President