



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

AUGUST 24, 2017

I. Call to Order – 7:01 PM, 7:48 PM

Directors Present:

Ron Shore - President
Matt Cano - Secretary
Mike Ghafari - Vice President
John Burnett - Treasurer

Directors Absent:

Agustin Garcia Montiel - Director

Others Present:

Mark Brading, UNC Community Management

II. Homeowners Open Forum

- 1053 Avila Terraza - Homeowner requested to be added to Rental Waiting List.
 - Board approved addition to Rental Waiting List.
- 39236 Marbella Terraza – Homeowner presented Architectural Application to replace living room window.
 - Homeowner's application was not complete and she refused to answer the Board's questions.
 - UNC to arrange meeting with Scott of RoadRunner Glass to discuss window replacement requirements for the Association and replacement of homeowner's half-domed window.
- 1036 Avila Terraza – Homeowner requested approval to lease out his unit due to hardship.
 - Homeowner relocated to Orange County to care for his father who recently had a stroke. Homeowner flies back and forth for his business.
 - Homeowner will provide physicians statement of his father's condition.
 - Homeowner rented his property at the end of June. Was not aware of Rental Restrictions.
 - Homeowner has no formal Rental Agreement and no Rental Checklist was completed.
 - He can have a rental agreement drawn up this week.
 - He can have the check-list completed.
 - Homeowner will make a decision this year as to whether or not he needs to sell his unit.
 - Board to decide in Executive Session.

- 39292 Marbella Terraza
 - Wasps and/or Yellow Jackets are present around homeowner's patio and under the roof tiles. He would like the Association to spray.
 - UNC to have pest control company inspect and treat roof area if necessary.

III. Approval of Previous Minutes

- Minutes of the Executive Session held on July 27, 2017 were reviewed.
 - Minutes were approved as presented.
- Minutes of the Board Meeting held on July 27, 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 under budget
 - Income - Over Budget (Due to Parking and Clubhouse Rental)
 - Corporate Expenditures - Under Budget
 - Utilities - Over Budget (Due mainly to Gas)
 - Maintenance - Under Budget
 - Repairs & Supplies - Over Budget
 - Overall Expenditures - Under Budget
 - Reserves - No charges to Reserve.
 - Delinquencies are minimal

V. Business Items

- AT&T MDU Fiber Overbuild Project
 - Fiber has been pulled from street into Association.
 - 2nd Pre-Construction site inspection scheduled for August 25th.
 - Tentative date of installation is March 2018.
- 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
 - Vice President of Feral Cat Foundation to meet with Ron and perform inspection.
 - CA School for the Deaf has demanded staff not feed feral cats.
- Bay Alarm Radio Wave Failures
 - Antenna relocation is almost complete. Installation to be completed in early September.
- Replica Security Camera Replacement
 - UNC to replace the replica security camera facing the front gate.
- Spa – Health Department Violations
 - Spa has failed Health Inspection 4 times.
 - Pool service is having difficult time maintaining chemical levels due to the constantly changing PH level of the spa water.
 - Association to interview new pool service.

- September Board Meeting Date
 - Ron will be unable to attend the scheduled September 28, 2017 meeting.
 - September meeting will be cancelled.

VI. Association Manager's Report

- Work order history and homeowner activity, for the period of 07/25/17 – 08/21/17, was reviewed by the Board.

VII. Committee Reports

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

VIII. Adjournment – 7:39 PM, 8:32 PM

The next Board of Directors Meeting will be held Thursday, October 26, 2017 @ 7:00 P.M.

Respectfully submitted

APPROVED

10/26/17

Ron Shore, President