



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

August 25, 2016

I. Call to Order – 7:05 PM

Directors Present:

Ron Shore, President
Mike Ghafari, Vice President
John Burnett, CFO/Treasurer
Matt Cano, Secretary

Directors Absent:

None

Others Present:

Mark Brading, UNC Community Management
Matt Brading - Assistant
Homeowners Present
39279 Marbella Terraza

II. Homeowners Open Forum

- None

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on July 28, 2016, were approved as written.
- Minutes of the Executive Session of the Board Meeting held on July 28, 2016 were approved as written.

IV. Treasurer's Report

- John briefly reported on the financial statements. Balance sheet reflects strong cash position. Income is up mainly due to additional parking rentals and security income. Overall expenses are under budget. Utilities are a little over budget while maintenance is still under budget.
- Reserves – Balance increased over the 10 months YTD.
- Outstanding delinquencies are up to date and unchanged.

V. Business Items

- 39279 Marbella Terraza – Architectural Modification Request (Replace Windows and Sliding Glass Door)
 - Homeowner provided an Architectural Modification Request form to replace windows and sliding glass door.
 - Five window panes have failed (moisture between the panes)
 - Aluminum windows sweat in the winter causing moisture to accumulate on the window sill.
 - This sweating is natural for aluminum framed windows.
 - The failed window panes can be repaired and come with a ten year warranty per meeting with Road Runner Glass.
 - There is nothing wrong with the windows except that the window panes have failed, allowing moisture between the panes, per Road Runner Glass.
 - Exact replacement windows are no longer available due to Title 24 requirements. Aluminum frame windows do not meet new energy efficiency requirements. Therefore, all replacement windows will have thicker frames because material used in new windows is not as strong as aluminum.
 - Homeowner is proposing replacement of all windows with “retro-fit” windows that will match the existing grid design, match existing frame color, fit into the existing window opening, and will not damage the stucco.
 - Homeowner has a proposal from Renewal by Anderson that provides retro-fit windows for all windows including the living room domed arch window.
 - Renewal by Anderson however does not have a retro-fit sliding glass door and would have to install a “new construction” sliding glass door which would involve removal and replacement of surrounding stucco.
 - Roadrunner Glass represents several manufacturers, but feels Milgard would be the best quality / value.
 - Roadrunner Glass does not have a vendor that can replace the living room window with the domed arch.
 - Sliding glass door can be replaced with Milgard “retro-fit” per Road Runner Glass
 - Board agreed to allow homeowner to replace the one bedroom window (facing the palm grove) and sliding glass door with Milgard retro-fit matching the existing window frame color and grid pattern.
 - Homeowner will decide if she wants to repair the windows or replace the one window and sliding glass door.
- Street Sign Refurbishment
 - Two proposals were presented to the Board to repaint the nine street signs.
 - Board agreed to have San Jose Signs repaint the street signs.
 - Estimated turn-around is two weeks.
 - UNC to remove street signs, deliver to San Jose Signs, and re-install street signs.
- Pool Deck Repair / Recoating
 - Board noticed that sections of the pool deck are deteriorating and cracking.
 - Board is considering different applications to re-coat the deck.
 - UNC to look into available deck coatings and obtain proposals to re-coat pool deck.
- Fire Alarm System
 - Bay Alarm is performing testing of system in order to obtain final permit from the City of Fremont.

- Due to late notice and some miscommunication, homeowners were not notified ahead of time about the testing.
- Bay Alarm was not able to complete the testing during the scheduled time and will need to return at a later date to perform additional testing.
- Homeowners will receive notice prior to additional testing.

VI. Association Manager's Report

- Work order history and homeowner activity, for the period of 7/25/16 – 8/21/16, was presented to the Board.

VII. Committee Reports

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

VIII. Adjournment – 8:10 PM

- The next Board of Directors Meeting will be held on Thursday, September 22, 2016 @ 7:00 P.M.

Respectfully submitted

Ron Shore, President