



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

September 22, 2016

I. Call to Order – 7:01 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
1044 Avila Terraza

II. Homeowners Open Forum

- 1044 Avila Terraza – Architectural Modification Request to lower gas valve outlet for oven.
 - Homeowner requested to lower the gas valve in the wall, approximately 12"-13" to allow his new oven to be pushed back flush with the wall.
 - Homeowner will use a licensed contractor and will obtain any permits if necessary.
 - Homeowner will repair, replace, and paint the sheetrock to match existing.
 - BOD approved request with above conditions.
 - UNC to issue signed approval and homeowner will provide copy of signed permit after work is completed.

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on August 25, 2016, were approved as written.

IV. Treasurer's Report

- John briefly reported on the financial statements.
- Income continues to be up mainly from parking and security.
- Expenses – Utilities are slightly under budget. Maintenance is also under budget.

- Reserves – Fountain Lights were paid from Reserves. Reserve balances continue to increase.
- Outstanding delinquencies are up to date and slightly lower.

V. Business Items

- 39279 Marbella Terraza – Update on Architectural Modification Request (Replace Windows and Sliding Glass Door)
 - Homeowner decided to repair the failed windows and sliding glass door rather than replacing.
- Street Sign Refurbishment Update
 - Refurbished Street Sign were replaced today.
- Pool Deck Repair / Recoating
 - UNC met with two pool deck recoating companies and is awaiting proposals.
- Pet Rule Modification
 - Pet urine and feces in the common area is a health issue for children playing in these areas.
 - BOD discussed possibility of designating pet areas, requiring pet owners walk their dogs outside along Gallaudet, requiring pet owners to walk their dogs in non-lawn areas, or specifying “No Pet” areas marked with signage.
 - BOD to select “No Pet Potty Areas” on the Association Map, and pursue modification of the Pet Rules and Regulations.
- Preparation for Winter
 - Gutter Cleaning to commence the week of December 19th, 2016
 - Roof Inspection – UNC to research cost of roof inspection and preventive maintenance from Xteria Roofing based on prior roofing problems.

VI. Association Manager’s Report

- Work order history and homeowner activity, for the period of 8/21/16 – 9/18/16, was presented to the Board.

VII. Committee Reports

- Landscaping – None
- Pool/Clubhouse – None
- Fountain – Lower lights have been replaced. Proposal for middle tier has been received by UNC.
- Lighting - None
- Parking Compliance – Most homeowners and residents are complying.

VIII. Adjournment – 8:05 PM

- The next Board of Directors Meeting will be held on Thursday, October 27, 2016 @ 7:00 P.M.

Respectfully submitted

Ron Shore, President