



**ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

HELD AT THE
RECREATION CENTER

OCTOBER 25, 2018

I. Call to Order – 7:03 PM

Directors Present:

Ron Shore – President
Greg Zarski – Vice President
John Burnett – Treasurer
Matt Cano – Secretary
Agustin Garcia Montiel – Director

Directors Absent:

None

Others Present:

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

II. Homeowners Open Forum

- None

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on September 27, 2018 were reviewed.
 - Minutes were approved as presented.

IV. Treasurer's Report

- Financials: John provided a summary of the financials for the fiscal year ending 9/30/2018.
 - Income – Slightly Over Budget
 - Overall – Over Budget (Over budget in operating expense due primarily to overage in utilities, and building / unit repairs)
 - Reserves – Landscape Renovation, Irrigation Upgrades, and Pool Pump Replacement were paid from Reserves in September.
 - Delinquencies are minimal.

V. Business Items

- Annual Election Update
 - Uncontested Election – Two Board Member positions were available, with only one nomination received prior to the October 1st nomination deadline. Per the Election Rules the candidate is declared the winner by default without the need to mail ballots.
 - Annual Meeting Scheduled for December 6th – Since no voting will take place at the Annual Meeting, no ballots will be mailed. Instead, proxies, for quorum purposes only, will be sent via e-mail to all members of the Association. Fifty-three homeowners will need to return their proxies in order to obtain quorum.
- Water Conservation Inspection
 - Board reviewed proposed water inspection correspondence and form.
 - E-mail to be sent to homeowners informing them of the overall high water costs and that Buildings 1, 10 & 11 were much higher than the other buildings. Homeowners will be asked to perform a self-inspection of their fixtures and repair as necessary.
 - Board to continue to monitor water usage to determine if internal inspections are required.
- Neighborhood Watch Update
 - Four block captains have volunteered. Fremont Police Department is performing background checks of block captains in compliance with the Neighborhood Watch Program.
- Cobweb Maintenance in Association
 - Proposal from MM Maintenance, to perform one-time or scheduled cobweb removal throughout the Association, was reviewed by the Board.
 - UNC to obtain revised one-time bid to include the fence and gates on Gallaudet.
 - UNC to obtain clarification on height of building cleaning.
 - Board considered forming a Community Preservation Committee to assist in keeping the community clean and web free.
- New Spa/Pool/Fountain Service
 - Pool Pros to perform fountain, pool, and spa maintenance effective 12/1/2018. Service days to be Mondays & Thursdays.
- Sound Wall Stonework Repair Update
 - Repair materials arrived late, work rescheduled for 10/25 – 10/26.
- Entry Gate Upgrades
 - The control board on the main entry gate was replaced. Parts are becoming harder to find. Estimated costs for replacement gate operators, and battery backup systems, were reviewed by the Board.
- Next Board Meeting Date – December 6th
 - Due to the upcoming holidays in November & December, the Board decided to hold the final Board Meeting of the calendar year on December 6th, immediately following the Annual Meeting.

VI. Association Manager's Report

- Work order history and homeowner activity, for the period of 09/25/18 – 10/21/18, was reviewed by the Board.


VII. Committee Reports

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

VIII. Adjournment – 8:39 PM

The next Board of Directors Meeting will be held Thursday, December 6th following the Annual Meeting which begins at 7:00 PM.

Respectfully submitted

 12/6/18

Ron Shore, President