



**ANDALUSIA HOMEOWNERS ASSOCIATION
ANNUAL MEETING
HELD AT THE
RECREATION CENTER**

January 26, 2017

I. Call to Order – 7:04 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, UNC Community Management
Homeowners (12)

II. Announcement of Quorum

- A quorum was established representation of 55% (57 ballots out of 104) of all eligible, homeowners being present in person or represented by proxy.

III. Nominations for Directors

- The following owners were nominated for the position of Board Director, and their names were placed on the secret ballot:
 - Matt Cano

IV. Results of the Election

- The secret ballot votes were counted, with the following results:
 - Matt Cano – 54 Votes, with 1 Invalid and 2 Unmarked or abstaining
- Matt Cano is therefore confirmed as Director for the next two years.

V. President's Message

- President Ron Shore provided the President's Message
- He explained the reason for the IRS Resolution to the Members

- He continues to be positive on Fremont and Andalusia property values continue to remain high.
- Dues increase less than 2% annually over the past three years.
- Utility costs are our biggest challenge.
- Reserves up by \$83,000 this past year and Reserves are 100% of requirement based on cash flow reserve basis.
- Palm Trees Pruned & Shaved, All other Trees Trimmed, LED Street Light Conversion, Fountain Lighting, Upgraded Landscaping, Street Sign Renovation, and Composting Program are all projects completed this year.
- Future projects under consideration include Pool Deck Repairs, additional Landscape Renovation, and AT&T Fiber Optic Installation.

VI. Treasurer's Report

- Treasurer John Burnett briefly reported on the financial status.
- Operating budget was \$6K under plus received some additional income from Parking and Security Guard fees.
- Delinquencies are minimal.
- Utility expenses were slightly over budget and account for about 35% of the operating expenses.
- Maintenance expenses were down.
- \$14K was transferred from operating to reserve
- Reserves balance is just over \$900K

VII. Other Committee Reports

- None

VIII. Approval of 2016 Annual Meeting Minutes

- Minutes of the 2016 Annual Meeting were distributed to the members in attendance and were approved as written by vote of the members.

IX. "Excess Funds" Resolution (IRS Ruling 70-604)

- The "Excess Funds" Resolution (IRS Ruling 70-604) to move excess operating funds to the reserve account was approved by a vote of 53 to 1, with 1 Invalid and 2 Unmarked or abstaining.

X. Other Business

- No other new or old business items were discussed.

XI. Adjournment – 8:15 PM

Respectfully submitted



12/6/18

Ron Shore, President