



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

January 26, 2017

I. Call to Order – 8:20 PM

Directors Present:

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

Directors Absent:

None

Others Present:

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

II. Homeowners Open Forum

- Homeowner felt there are unjustified limits placed on playing locations.
 - Nothing in the CC&R's or Rules & Regulations that specify playing locations.
 - Homeowner submitted a complaint that the BOD will review and discuss in Executive Session.

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on November 16, 2016, were approved as written.
- Minutes of the Executive Session of the Board Meeting held on November 16, 2016, were approved as written.

IV. Treasurer's Report

- John briefly reported on the financials year to date.
- Finances are right on budget
- Reserves remained unchanged
- Delinquencies are minimal

V. Business Items

- Election of Officers – Board elected the following officers for 2017
 - President – Ron Shore
 - Vice President – Mike Ghafari
 - CFO/Treasurer – John Burnett
 - Secretary – Matt Cano
- Pet Rules Modification
 - Mike provided a map of the proposed “No Potty Zones”
 - BOD to prepare draft modification to Rules and Regulations.
 - UNC to look into cost of “No Potty Zone” signs.
- Speeding Sign
 - BOD approved the purchase of a 2 pack speeding sign from www.drivelikeyourkidslivehere.com
 - Signs to be placed to the right of each entrance gate.
- Pool Deck Findings
 - UNC to have pool deck patched in the areas where the concrete is broken.
- Tree Work Update
 - Palm trees were trimmed and shaved. All other trees were trimmed throughout the Association.
- Olive Tree Spraying – Spring 2017
 - UNC provided three proposals to spray olive trees to reduce fruit production.
 - BOD approved Trunk Spraying proposal from Commercial Tree Care.
- Auto and Pedestrian Gate Maintenance Proposal
 - BOD was informed of repairs and maintenance to be performed by StatComm, Inc.
- AT&T MDU Fiber Overbuild Project
 - AT&T provided a proposal to install fiber optics and provide the Association with an incentive to allow installation.
 - Homeowners are not obligated to purchase any services from AT&T
 - UNC to meet with AT&T representative on-site to review proposed installation process.

VI. Association Manager’s Report

- Work order history and homeowner activity, for the period of 11/11/16 – 1/19/17, was presented to the Board.

VII. Committee Reports

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

VIII. Adjournment – 9:23 PM

The next Board of Directors Meeting will be held Thursday, February 23, 2017 @ 7:00 P.M.

Respectfully submitted



February 23, 2017

Ron Shore, President