



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

February 28, 2019

**I. Call to Order – 7:05 PM**

**Directors Present:**

Ron Shore – President  
Greg Zarski – Vice President  
John Burnett – Treasurer

**Directors Absent:**

Matt Cano – Secretary

**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 January 24, 2019 were reviewed.
  - Minutes were approved as presented.

**IV. Treasurer's Report**

- Financials: John provided a summary of the financials for the month ending 01/31/2019.
  - Income – Over Budget
  - Expenses – Under Budget
  - Overall – Under Budget
  - Reserves – Roof Repairs, Irrigation Upgrades, Landscape Renovation, and Reserve Study deposit were paid from Reserves in January.
  - Delinquencies are minimal.
- All Board Members reviewed the full monthly financial packet, which was sent via e-mail, from Community Management Services.

## V. Business Items

- Neighborhood Watch Update
  - Greg to determine status on “captain” background check approvals.
  - “Neighborhood Watch” signs to be installed at each entrance. Board to determine location of signs.
  - No homeowner roster is required by the Fremont Police Department.
- Reserve Study Update
  - Site inspection was performed on February 12<sup>th</sup>. Draft report will be ready for review, by the Board, in March.
- Recurring Community Communication
  - Board to strive for a quarterly newsletter which will provide homeowners with HOA updates as well as City of Fremont area information.
- Next Board Meeting Date – March 28<sup>th</sup>.

## VI. Association Manager’s Report

- Work order history and homeowner activity, for the period of 01/21/19-02/24/19, was reviewed by the Board.

## VII. Committee Reports

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

## VIII. Adjournment – 7:52 PM

Respectfully submitted

**APPROVED**

03/28/19

---

Ron Shore, President