



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

March 23, 2017

I. Call to Order – 7:05 PM

Directors Present:

Ron Shore - President
Mike Ghafari – 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

- Homeowner

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on February 23, 2017, were approved as written.

IV. Treasurer's Report

- John briefly reported on the financials year to date.
- Finances are currently slightly over budget
- Corporate Expenditures – Under Budget
- Utilities – Gas is over Budget
- Maintenance – Under Budget
- Repairs & Supplies – Over Budget due to Gate Repairs & Winter Leaks
- Overall Expenditures - Over Budget
- Reserves – Pool & Spa work performed
- Delinquencies are minimal

V. Business Items

- Pet Rules Modification / Safe Area for Children to Play
 - Maps of proposed “No Potty Zones” and “Safe Play Area” were reviewed.
 - Reduced No Potty Zone areas were discussed.
 - Suggest stronger enforcement of current Rules and Regulations regarding pets in common area.
 - Specify Palm Grove area as a Safe Play Area and consider addition of speed bumps around the fountain to make the area safer.
 - Kids can still play in other areas of the Association.
 - BOD committed to stronger enforcement of the Pet Rules by personal communication with pet owners, confronting them of their violations when witnessed, and fining of recurring violators instead of designating pet and play areas.
- AT&T MDU Fiber Overbuild Project
 - AT&T's onsite inspection determined fiber installation throughout the Association was feasible. AT&T will proceed internally with process.
- CC&R and ByLaw Revisions
 - Proposal from Rob MacDonald, to prepare custom revisions of the Association Governing Documents in order to conform to current California Law and the standards applicable to the Association, was reviewed.
 - Ron to determine critical amendments and obtain proposal for amendment to CC&R's vs. total revision.
 - The above approach agreed to in order to save on legal expense and save board member time for reviewing stipulations for changes in the current set of CCRs and By-Laws.

VI. Association Manager's Report

- Work order history and homeowner activity, for the period of 02/17/17 – 03/19/17, was presented to the Board.

VII. Committee Reports

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

VIII. Adjournment – 8:29 PM

The next Board of Directors Meeting will be held Thursday, April 27, 2017 @ 7:00 P.M.

Respectfully submitted



4/27/17

Ron Shore, President