



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

March 28, 2019

I. Call to Order – 7:15 PM

Directors Present:

Ron Shore – President
Greg Zarski – Vice President
John Burnett – Treasurer (Via Conference Call)

Directors Absent:

Matt Cano – Secretary

Others Present:

Mark Brading, UNC Community Management

II. Homeowners Open Forum

- None

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on February 28, 2019 were reviewed.
 - Minutes were approved as presented.

IV. Treasurer's Report

- Financials: John provided a summary of the financials for the month ending 02/28/19.
 - Income – Over Budget
 - Expenses – Under Budget
 - Overall – Under Budget
 - Reserves – Roof Repairs, Irrigation Upgrades, and Landscape Renovation 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

- “Neighborhood Watch” signs were installed at each entrance.
- Greg to be the sole block captain for the entire association and will receive all communication from the Fremont Police Department.
- Board discussed various ways to efficiently communicate security related matters to homeowners and will investigate available services.
- Reserve Study Update
 - Draft report will be ready for review, by the Board, by May 31st.
 - UNC to request draft report by May 9th to allow the Board time to review prior to annual budget meeting.
- Recurring Community Communication Format
 - Board reviewed new Community Communication Form.
 - Discussion moved to next meeting.
- Bay Alarm Accounting Reconciliation
 - Bay Alarm is applying payment to random open invoices instead of applying payment to the invoices listed on the check. An outstanding balance is shown but Bay Alarm is unable to show how the outstanding balance originated. Bay Alarm to provide copies of unpaid invoices to justify outstanding balance.
- Projects for 2019
 - Board discussed possible projects for 2019.
 - Further discussion moved to next meeting.
- Next Board Meeting Date – May 9th. Due to Board Member scheduling conflicts the April 25, 2019 and May 23, 2019 Board Meetings will be combined and held on May 9th @ 7:00 PM.

VI. Association Manager’s Report

- Work order history and homeowner activity, for the period of 02/25/19-03/24/19, was reviewed by the Board.

VII. Committee Reports

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

VIII. Adjournment – 7:53 PM

Respectfully submitted

APPROVED

05/09/19

Ron Shore, President