



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

MARCH 29, 2018

I. Call to Order – 7:02 PM

Directors Present:

Ron Shore – 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 suggested the recreation room should be opened up once a month, on the 1st Friday of the month, for neighbor / community night to promote community bonding.

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on February 22, 2018 were reviewed.
 - Minutes were approved as presented.

IV. Treasurer's Report

- Financials: John provided a summary of the financials year to date.
 - Income – Slightly Over Budget
 - Overall – Over Budget (Over budget in operating expense due to rising utility rates, and excessive unit repairs.)
 - Reserves – Pool & Spa Repairs and Irrigation Repairs paid from Reserves
 - Delinquencies are minimal.

V. Business Items

- Spa Filter Replacement
 - Spa filter was restricting flow. Attempted to clean, but membranes in filter had failed.
 - New spa filter had to be installed.
- Comcast Service Agreement Update
 - Service Agreement fee was received.
 - Wi-Fi Installation in Recreation Room – Site inspection was performed, and Comcast is trying to determine origination of cable in Recreation Room.
- Site Security Update
 - Mike Huber provided a preliminary plan showing site camera coverage and camera specifications.
 - Awaiting proposal from electrician for running cable.
 - Privacy to be considered when determining possible camera locations.
- Election Rules (Open Forum)
 - Board approved draft of Election Rules were mailed and e-mailed to all homeowners on 2/26/18.
 - No member comments were received by the Board via e-mail.
 - Members Comments – In attendance
 - Association Manager should not be an inspector of elections. Possibility of collusion.
 - Election Rules seemed lengthy. Could they be reduced?
 - Motion: Approve Election Rules
 - Motion: Matt, 2nd: John, Approved: Unanimous
- Reschedule of Annual Meeting Date
 - Based on the approval of the election rules and proposed election timeline, the Board rescheduled the Annual Meeting Date to June 28, 2018 @ 7:00 PM.
- Appointment of Inspector of Elections
 - Board discussed allowable Inspector of Elections and additional costs incurred by not using Association Manager as Inspector of Elections.
 - Homeowners would be able to have a representative shadow Inspector of Elections when ballots are transported from CMS to Andalusia.
 - Motion: Appoint Association Manager, Mark Brading, as Inspector of Elections.
 - Motion: Ron, 2nd: John, Approved: Unanimous

VI. Association Manager's Report

- Work order history and homeowner activity, for the period of 02/17/18 – 03/26/18, was reviewed by the Board.

VII. Committee Reports

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

VIII. Adjournment – 8:23 PM

The next Board of Directors Meeting will be held Thursday, April 26, 2018 @ 7:00 P.M.

Respectfully submitted



4/26/18

Ron Shore, President