



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

MAY 24, 2018

**I. Call to Order – 7:00 PM**

**Directors Present:**

Ron Shore – President  
John Burnett - Treasurer  
Matt Cano – Secretary

**Directors Absent:**

Agustin Garcia Montiel – Director

**Others Present:**

Mark Brading, UNC Community Management

**II. Homeowners Open Forum**

- None

**III. Approval of Previous Minutes**

- Minutes of the Board Meeting held on April 26, 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 primarily to overage in utilities, and building / unit repairs)
  - Reserves – Nothing paid from Reserves in April.
  - Delinquencies are minimal.

**V. Business Items**

- Wi-Fi Availability in and around Recreation Center
  - Comcast has completed the Wi-Fi installation in the Recreation Room and is available to all residents while in and around the Recreation Room/and the spa and pool area.

- Annual Meeting Discussion
  - Uncontested Election – Three Board Member positions were available, with only two nominations received prior to the May 1 nomination deadline. Per the Election Rules the candidates are declared winners by default without the need to mail ballots.
  - June 28<sup>th</sup> Meeting – Main purposes of the Annual Meeting are to 1) Elect Board Members, 2) Approve transfer of excess operating funds to Reserve in order to avoid paying taxes on any excess funds below operating budget, 3) Provide a homeowner forum to discuss the past and future of the Association, and 4) For the Board to select officers.
    - To hold an Annual Meeting you must have a quorum of homeowners. Since no ballots are required for board of director's elections, the Association would have to mail out Proxies for "Quorum Purpose Only" to all homeowners, and have at least 53 returned. This would cost the Association several hundred dollars for postage and administrative costs at CMS.
    - Since the new Board Members were elected by default, and since the Association was over budget last year, the Board decided to declare the election outcome, provide for past/future discussion of the Association, and select officers at the next scheduled Board Meeting in lieu of an Annual Meeting.
    - Homeowners to be notified of Board's reasoning and if any Homeowner(s) object, the Board will consider holding an annual meeting.
- Director Appointment – Remaining Vacancy on Board
  - Board discussed possible members to consider for Board Vacancy
- Landscaping Renovation Strategy
  - Landscaping improvements to Building #7, #13, and #9 to be performed from May through the summer.

## **VI. Association Manager's Report**

- Work order history and homeowner activity, for the period of 04/21/18 – 05/16/18, was reviewed by the Board.

## **VII. Committee Reports**

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

## **VIII. Adjournment – 7:45PM**

The next Board of Directors Meeting will be held Thursday, June 28, 2018 @ 7:00 P.M.

Respectfully submitted



06/28/18

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Ron Shore, President