



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

MAY 25, 2017

I. Call to Order – 7:06 PM

Directors Present:

Ron Shore - President
John Burnett - Treasurer
Matt Cano - Secretary
Agustin Garcia Montiel - Director

Directors Absent:

Mike Ghafari – Vice President

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 27, 2017, were reviewed.
 - Correction: Security Guard Coverage, “If enforcement becomes a problem” instead of “If enforce...”
 - Minutes were approved as corrected.

IV. Treasurer’s Report

- John provided a summary of the financials year to date.
- Currently slightly over budget
- Income – Over Budget (Due to Parking and Clubhouse Rentals)
- Corporate Expenditures – Under Budget
- Utilities - Over Budget (Due to Gas and Refuse)
- Maintenance – Under Budget
- Repairs & Supplies – Over Budget
- Overall Expenditures - Over Budget
- Reserves – Tree Fruit Reduction treatments were paid from Reserves
- Delinquencies are minimal

V. Business Items

- 1036 Avila Terraza - Violation Update
- Homeowner has arranged for his dog to be watched by his brother. Patio use and maintenance issues should be resolved.
- AT&T MDU Fiber Overbuild Project
 - Current poll from homeowners: 83 responses, 9 no's (but 6 will allow garage installation). 21 have yet to respond.
 - Board to contact non responders and no voters to clear up any misunderstandings of the project.
- CC&R Amendment
 - Tabled to next meeting.
- Sound Wall Repair – Between Andalusia HOA and Alborada Apartments
 - Alborada Apartments has signed proposal to replace damaged sound wall. Waiting for contractor to schedule work.
- Open House Policy / Forms Update
 - Board reviewed Open House Policies and Forms which were updated to reflect new Open House policy.
 - Correction: “The fee for an Open House is \$100 per day...” instead of “The fee for an Open House is \$100...”.
 - Updated Policy and Forms were approved as corrected.
 - UNC to have modified forms uploaded to website.
- Andalusia HOA Front Gate Sign Refurbishment
 - Andalusia HOA monument sign was repainted
 - Landscaping at base of sign to be replanted to match surrounding landscape.
- Feral Cats being fed at California School for the Deaf
 - Ron has spoken with school authorities and they are taking steps to address the problem on their campus.

VI. Association Manager's Report

- Work order history and homeowner activity for the period of 04/23/17-05/7/17 was presented to the Board.

VII. Committee Reports

- Landscaping – None
- Pool/Clubhouse – None
- Fountain – None
- Lighting - None
- Parking Compliance – Some continued violators. Tickets have been issued.

VIII. Adjournment – 8:03 PM

The next Board of Directors Meeting will be held Thursday, June 22, 2017 @ 7:00 P.M.

Respectfully submitted



6/22/17

Ron Shore, President