



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

May 26, 2016

I. Call to Order – 7:02 PM

Directors Present:

Ron Shore, President
John Burnett, CFO/Treasurer
Matt Cano, Secretary
Mike Ghafari, Vice President

Directors Absent:

None

Others Present:

Mark Brading, UNC Community Management
Homeowners Present
1044 Avila Terraza
1016 Avila Terraza
39248 Marbella Terraza
39289 Marbella Terraza

II. Homeowners Open Forum

- 1044 Avila Terraza – Homeowner inquired about window replacement. Homeowner was instructed to complete an Architectural Application and that replace windows must look identical to the existing windows from the outside.
- 39289 Marbella Terraza - Homeowner inquired about renting the home. She was informed of the HOA policy on existing rentals. No additional rentals would be allowed until the current number of rentals is reduced below the cap of 21. Homeowner requested to be added to the waiting list.
 - Homeowner also inquired about the patio storage restrictions. CC&R's specify what can and can't be placed on the patio. BOD reiterated that the CC&R's are in place to maintain a quality community. Homeowner suggested considering changing the CC&R's as the community dynamics change.

III. Approval of Previous Minutes

- No minutes were taken at the last Board Meeting.

IV. Treasurer's Report

- John briefly reported on the financial statements. Income is up mainly due to additional parking rentals. Overall expenses are under budget. Utilities are a little over budget while maintenance is still under budget.
- Outstanding delinquencies are up to date and unchanged.

V. Business Items

- Fountain Lighting Project
 - Proposal to replace Fountain Lights with submersible LED lights was presented to the BOD
 - BOD approved unanimously.
- Association Manager Transition / Reallocation of Responsibilities
 - Steve Huff – Will continue to maintain website.
 - John – Recreation Room Reservations
 - Mike – Rental Parking Spaces / Parking Enforcement
 - Board discussed different types of Guest Parking enforcement
 - Ron – Keys and Gate Remotes
- Andalusia-HOA.org has updated Responsibilities and Forms
- Status of 39236 Marbella Terraza – Reimbursement Request
 - Waiting on invoices from Homeowner and information on what was paid by the insurance company.

VI. Association Manager's Report

- Work order history and Homeowner activity was presented to the Board.

VII. Committee Reports

- Landscaping – Building 8 is undergoing some landscaping renovation as a prototype.
- Pool/Clubhouse - None
- Fountain - None
- Lighting - None
- Parking Compliance - None

VIII. Adjournment - 8:14 PM

- The next Board of Directors Meeting will be held on Thursday, June 23, 2016 @ 7:00 P.M.

IX. Respectfully submitted

Ron Shore, President