



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

June 23, 2016

I. Call to Order – 7:00 PM

Directors Present:

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

Directors Absent:

None

Others Present:

Mark Brading, UNC Community Management
David Buckley, Landscape Committee
Homeowners Present
39258 Marbella Terraza
39246 Marbella Terraza

II. Homeowners Open Forum

- 39258 Marbella Terraza - Homeowner inquired about renting their home. They will be taking a job out of state and want to keep the option of moving back to this home. They would like to rent their home for 3-4 years. They were 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, and hardship exceptions to policy are only allowed for one year. Homeowner requested to be added to the waiting list.

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on May 26, 2016, were approved as written.

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.
- Reserves – Signage and some unscheduled expenses were withdrawn.
- Outstanding delinquencies are up to date and unchanged.

V. Business Items

- 39246 Marbella Terraza - Request to Rent Unit Due to Hardship
 - Homeowner requested exception to rent her home, due to hardship, under Section 7.19(E)(3)(a)(ii) of the First Amendment to the Andalusia HOA CC&R's, for a one year term. Starting time would be flexible.
 - Homeowner provided documentation to support her request.
 - BOD approved rental exception unanimously.
- Master Insurance Policy Renewal
 - Board compared current master policy limits to renewal policy limits.
 - All policy limits remained the same except the Property Insurance Policy limits for the Buildings and the Property increased slightly.
 - Earthquake premium was reduced for the same coverage.
- Bayscapes Landscaping Services Resignation
 - Bayscapes provided notice terminating their landscape services effective June 30th. They are downsizing and eliminating their landscape services.
 - MM Landscape Services, Inc. provided a proposal to provide comparable landscape services for the same contract amount.
 - MM Landscape Services, Inc. provides landscape services for other associations in the area, and they already perform cleaning and maintenance services for Andalusia HOA.
 - Board approved proposal unanimously and authorized Ron to sign on behalf of the Board after walk-thru meeting with MM Landscape Services, Inc.
- 39236 Marbella Terraza – Reimbursement Request Status
 - Homeowner has submitted a detailed request for reimbursement. Ron and Matt will work with homeowner to try and resolve the outstanding items as the Association is not responsible for all items listed.
- Association Manager Transition / Reallocation of Responsibilities Update
 - Board discussed status on the transition of duties and responsibilities.
- Mike Ghafari – Requested to be added to Rental Waiting list.
 - Board agreed that once your name comes up on the rental waiting list, you have to rent your unit, in a reasonable amount of time (Board discretion), or your name will be placed at the end of the waiting list.

VI. Association Manager's Report

- Work order history and homeowner activity, for the period of 5/24/16 – 6/19/16, was presented to the Board.

VII. Committee Reports

- Landscaping – Building 8 prototype is complete. Looking at continuing to Building 9.
- Pool/Clubhouse – Board agreed to replace stacking chairs in clubhouse with ones that do not have any fabric. UNC to order Qty - 20 plastic folding chairs.
- Fountain - None
- Lighting - None
- Parking Compliance – Fines have been issued for guest parking violators. All permanent spaces are rented. There are only two temporary spaces. Board

approved increasing the temporary spaces to three, which will eliminate one Guest parking space.

VIII. Adjournment – 7:51 PM

- The next Board of Directors Meeting will be held on Thursday, July 28, 2016 @ 7:00 P.M.

Respectfully submitted

Ron Shore, President