



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

June 27, 2019

I. Call to Order – 7:02 PM

Directors Present:

Ron Shore – President
Greg Zarski – Vice President
Matt Cano – Secretary

Directors Absent:

John Burnett – Treasurer

Others Present:

Mark Brading, UNC Community Management

II. Homeowners Open Forum

- 39289 Marbella Terraza – Rental Waiting List
 - Homeowner requested to be placed on the Rental Waiting List.
 - Homeowners want to be closer to work, but they want to live in Andalusia in the future.
 - There are currently 9 homeowners on the rental waiting list.
 - Homeowner to be added to the waiting list in position 10.

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on May 9, 2019 were reviewed.
 - Minutes were approved as presented.

IV. Treasurer's Report

- Financials: Ron provided a summary of the financials for the month ending 5/31/2019.
 - Income – Over Budget
 - Expenses – Under Budget
 - Overall – Under Budget
 - Reserves – Roof Repairs were paid from Reserves in May.
 - Interest rates on all reserve deposits exceed 2.15%
 - Delinquencies are minimal.

- All Board Members reviewed the full monthly financial packet, which was sent via e-mail, from Community Management Services.

V. Business Items

- Homeowner Communication Services
 - BOD discussed use of a third party service to better communicate important matters to homeowners.
 - BOD to try OneCall system on a free 30 day trial basis.
- Pool & Spa Inspection
 - Pool and Spa Inspection was performed on 6/11/19. Minor violations were noted and are being addressed by the pool maintenance service.
 - Spa cover to be removed during hours of operation to allow unobstructed view of spa and drain.
 - UNC to investigate clear spa cover.
- Insurance Renewal (Master Policy, Umbrella Policy, and Earthquake Policy)
 - Master Policy and Umbrella Policy were renewed at roughly the same cost with same or slightly higher coverage.
 - Earthquake Renewal from same insurance company came in at over five times the cost for the same coverage after reaching out to nearly 20 companies.
 - Even if coverage limit is reduced in half there would still be an increase in premium of roughly 22%.
 - Board agreed to renew the earthquake insurance at ½ the coverage (\$2M) for roughly a 22% increase in premium.
 - Insurance agent to continue to seek reasonable earthquake coverage.
 - Insurance agent to provide future renewals further in advance so the Board has time to discuss insurance options...hopefully by May Board Meeting.
- Bay Alarm Fire Monitoring Permit Finalization
 - Bay Alarm must access all units in order to document and finalize their fire monitoring permits.
 - Board is discussing scheduling with Bay Alarm and is targeting September for inspections of homeowners units to minimize the number of homeowners that will be gone on vacation.
 - Once finalized, Board will notify all homeowners of the schedule. Further detailed scheduling coordination will be handled directly between homeowner and Bay Alarm.
- Paving Consultant Contract
 - Reliable Pavement Services was hired to perform paving consultant services for Andalusia HOA.
 - Consultant to provide scope of work, obtain bids, and oversee asphalt construction.
 - Consultant to include actual cost of oversight in contract as opposed to an open ended estimate.
- Paving Project Scope and Budget
 - Reliable Pavement Services provide a scope of work and an estimated budget of \$108,000 for asphalt work.
 - Board approved project and scope of work.
- Next Board Meeting Date – July 25th @ 7:00 PM.

VI. Association Manager's Report


- Work order history and homeowner activity, for the period of 05/06/19-06/23/19, was reviewed by the Board.

VII. Committee Reports

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

VIII. Adjournment – 8:40 PM

Respectfully submitted

 07/25/19

Ron Shore, President