



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

July 25, 2019

I. Call to Order – 7:00 PM

Directors Present:

Ron Shore – President
Greg Zarski – Vice President
Matt Cano – Secretary
John Burnett – Treasurer

Directors Absent:

None

Others Present:

Mark Brading, UNC Community Management (Via Conference Call)
Ross Livingston, Reliable Pavement Services, LLC

II. Homeowners Open Forum

- None

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on June 27, 2019 were reviewed.
 - Minutes were approved as presented.

IV. Treasurer's Report

- Financials: John provided a summary of the financials for the month ending 6/30/19.
 - Income – Favorable to Budget
 - Expenses – Favorable to Budget
 - Overall – Favorable to Budget
 - Reserves – No Charges to Reserves in June
 - Delinquencies are minimal. One account is delinquent, but homeowner has agreed to a payment plan.
- All Board Members reviewed the full monthly financial packet, which was sent via e-mail, from Community Management Services.

V. Business Items

- Pool & Spa Re-Inspection

- Pool and Spa Re-Inspection was performed on 7/9/19.
- Pool and Spa were shut down because Spa cover was not removed during hours of operation which obstructs the view of spa and drain.
- Health Inspector will not allow even a clear cover.
- Spa cover was removed and the Pool and Spa were reopened on 7/10/19.
- Pool Pros has been authorized to repair other violations noted on the 6/11/19 Inspection.
- Health Inspector is requiring hot water in the bathrooms and outside shower. Above All Plumbing has re-installed the hot water heater in the supply room of the recreation room. Supplies previously stored in supply room have been relocated to nearby buildings storage rooms.
- No Diving Tile Decals to be made by sign company for spa.
- Bay Alarm Fire Monitoring Permit Finalization
 - Inspection schedule has been approved by the Board and we are awaiting final approval from Bay Alarm.
 - Once finalized, Board will notify all homeowners of the schedule. Further detailed scheduling coordination will be handled directly between homeowner and Bay Alarm.
- Feedback Regarding Recommendation for Homeowners to Purchase Earthquake Insurance.
 - Ron sent out an e-mail to all homeowners explaining the sudden increase in earthquake premiums and suggesting that each individual owner purchase their own earthquake insurance to supplement the HOA earthquake coverage.
 - Ron received feedback from about 10 homeowners who were appreciative to know that they could buy individual earthquake insurance to supplement the HOA earthquake coverage.
- Asphalt Maintenance Proposals
 - Ross, of Reliable Pavement Services, explained the scope of work and summarized the proposals obtained from four contractors.
 - Reliable Pavement Services will be onsite prior to asphalt project, during the project, and following the project to make sure project was performed per scope and that homeowners are properly notified.
 - Estimated asphalt work is two days and striping will be done on a separate day.
 - If approved today, project could be scheduled in October.
 - Pacific Surfacing, Inc. was the lowest bidder and they also performed excellent services at Andalusia in the past.
 - Motion: Approve Asphalt Maintenance Proposal from Pacific Surfacing Inc. in the amount of \$108,800.
 - Motion: Ron, 2nd: Greg, Approved: Unanimous
- Emergency Preparedness Plan for Association
 - Board to perform some research on how to prepare for an earthquake, where to go during an earthquake, and what to do after an earthquake, while at Andalusia HOA.
 - Greg to start a spreadsheet of responsibilities.
- Next Board Meeting Date – August 22nd @ 7:00 PM.

VI. Association Manager's Report

- Work order history and homeowner activity, for the period of 06/24/19-07/21/19, was reviewed by the Board.

VII. Committee Reports

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

VIII. Adjournment – 7:44 PM

Respectfully submitted

APPROVED

08/27/19

Ron Shore, President