



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

July 28, 2016

I. Call to Order – 7:05 PM

Directors Present:

Ron Shore, President
Mike Ghafari, Vice President
Matt Cano, Secretary

Directors Absent:

John Burnett, CFO/Treasurer

Others Present:

Mark Brading, UNC Community Management
Matt Brading - Assistant
Homeowners Present
989 Avila Terraza
39236 Marbella Terraza
39279 Marbella Terraza
39244 Marbella Terraza

II. Homeowners Open Forum

- Homeowner requested additional lighting at North pedestrian gate. Board and UNC to look into possibility of additional lighting.
- Homeowner inquired about history of rental policy, current enforcement, and impact tenants have on the community. Homeowner also inquired about noise from landscapers across the street and train noise. Homeowner was encouraged to contact the City of Fremont and investigate possible ordinances in place to address these noise matters.

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on June 23, 2016, were approved as written.

IV. Treasurer's Report

- Ron briefly reported on the financial statements. Balance sheet reflects strong cash position. Income is up mainly due to additional parking rentals, security income, and reserve interest. Overall expenses are under budget. Utilities are a little over budget while maintenance is still under budget.

- Reserves – Irrigation and Landscape replacements were withdrawn.
- Outstanding delinquencies are up to date and unchanged.
- Budget Proposal (10/1/2016-9/30/2017)
 - Board reviewed budget proposal for fiscal year beginning 10/1/2016
 - Budget Proposal provides for a \$5 monthly increase in HOA Fees
 - Board approved budget for fiscal year beginning 10/1/2016

V. Business Items

- 39279 Marbella Terraza – Architectural Modification Request (Replace Windows and Sliding Glass Door)
 - Homeowner provided an Architectural Modification Request form to replace windows and sliding glass door.
 - One of homeowner's windows has failed (moisture between the panes), while another window is allowing moisture to the interior surface of the wall, and windows are drafty. She is concerned that the wall will be damaged by this moisture.
 - Homeowner states that her windows can't be repaired and must be replaced.
 - Exact replacement windows are no longer available due to Title 24 requirements. Aluminum frame windows do not meet new energy efficiency requirements. Therefore, all replacement windows will have thicker frames because material used in new windows is not as strong as aluminum.
 - Homeowner is proposing replacement of all windows with "retro-fit" windows that will match the existing grid design, match existing frame color, fit into the existing window opening, and will not damage the stucco.
 - Sliding glass door must be "new construction" which will require removal and replacement of surrounding stucco.
 - UNC to meet with homeowner and RoadRunner Glass to perform onsite inspection.
 - Board held off on decision pending gathering of additional information.
- Irrigation Assessment Report
 - MM Landscape Services performed an inspection of the irrigation system and found many deficiencies such as broken lines, missing heads, and inoperable timers, etc.
 - After performing a site inspection with MM Landscape Services, approval for repairs to the irrigation system was granted.
 - MM Landscape Services to provide proposal for irrigation and landscape improvements.
- Street Sign Refurbishment
 - Street signs throughout the community have become worn and faded. UNC is obtaining proposal to refurbish street signs.
- Fountain Lighting Project Update – There was a delay in receiving the new lights. Fountain lighting will be replaced during the week of August 1st through August 5th. During this time the fountain will be drained and inoperable.
- 39236 Marbella Terraza – Reimbursement Request Status
 - Homeowner is requesting full reimbursement for all expenses related to repairing damage caused by mold in home and also all related expenses that she has incurred.

- Homeowner has submitted a detailed request for reimbursement. Ron and Matt continue to work with homeowner to try and resolve the outstanding items.

VI. Association Manager's Report

- Work order history and homeowner activity, for the period of 6/20/16 – 7/24/16, was presented to the Board.

VII. Committee Reports

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

VIII. Adjournment – 8:25 PM

- The next Board of Directors Meeting will be held on Thursday, August 25, 2016 @ 7:00 P.M.

Respectfully submitted

Ron Shore, President