



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

August 27, 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

II. Homeowners Open Forum

- 39283 Marbella Terraza – Questioned how to deal with a neighbor dispute over noise. Board suggested the neighbors seek mediation to see if some resolution can be reached. The noise dispute is between the two neighbors and is not a violation of the CC&R's.
- 39278 Marbella Terraza – Requested to be added to the Rental Waiting List. Homeowner to be added to the Rental Waiting List in position 10.

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on July 25, 2019 were reviewed.
 - Minutes were approved as presented.

IV. Treasurer's Report

- Financials: John provided a summary of the financials for the month ending 7/31/19.
 - Income – Favorable to Budget
 - Expenses – Favorable to Budget
 - Overall – Favorable to Budget
 - Reserves – Clubhouse Water Heater was charged to Reserves in July
 - 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

- Bay Alarm Fire Monitoring Permit Inspection
 - Inspections are scheduled weekdays from September 3 – 19, allowing one weekday per building. Homeowners were e-mailed the schedule on 8/15/19, and reminded again on 8/27/19. Further detailed scheduling coordination will be handled directly between homeowner and Bay Alarm.
- Asphalt Maintenance Schedule
 - Due to prior scheduling conflicts, Pacific Surfacing was unable to schedule asphalt maintenance at Andalusia for this calendar year. Work will be scheduled for Spring 2020.
- Emergency Preparedness Plan for Association
 - Board reviewed current emergency information contained on the Andalusia-HOA.org website.
 - Greg to verify information and links on the website and will update and supplement as necessary.
- 2020 Annual Budget (10/1/19-9/30/20)
 - Board discussed draft of 2020 Annual Budget.
 - Draft Budget calls for a monthly assessments increase to \$445.00 per month. This monthly increase of \$13.00 represents a 3.01% increase over the current monthly assessment rate of \$432.00. This increase is due primarily to increases in the Association's insurance premiums, in particular earthquake insurance, plus increases in utilities as a result of increases in consumption as well as utility rate increases. This assessment increase was kept to a minimum as a result of the decrease in the Association's general repair expenses.
 - Motion: Approve the 2020 Annual Budget
 - Motion: Ron, 2nd: John, Approved: Unanimous
- 2019 Annual Meeting
 - The 2019 Annual Meeting is scheduled for 12/5/19.
 - Mark Brading, of UNC Management was selected as the Inspector of Elections.
 - Three Board of Directors Positions are open (Ron Shore, John Burnett, and Greg Zarski)
 - Request for Nominations to be E-mailed to homeowners by 9/1/19 with a deadline for nominations of 10/1/19.
- Tree Trimming and Palm Trimming
 - Board discussed the need for trimming of the palms and other trees throughout the Association since they were last trimmed during FY2017.
 - UNC to obtain tree trimming proposals for the large trees. UNC to obtain separate proposal for trees lining Gallaudet.
- Next Board Meeting Date – September 26th @ 7:00 PM.

VI. Association Manager's Report


- Work order history and homeowner activity, for the period of 07/22/19-08/18/19, was reviewed by the Board.

VII. Committee Reports

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

VIII. Adjournment – 7:59 PM

Respectfully submitted

 9/26/19

Matt Cano, Secretary