



**ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

HELD AT THE
RECREATION CENTER

SEPTEMBER 27, 2018

I. Call to Order – 7:02 PM

Directors Present:

Ron Shore – President
John Burnett – Treasurer (Via Conference Call)
Matt Cano – Secretary
Agustin Garcia Montiel – Director

Directors Absent:

Greg Zarski – Vice President

Others Present:

Mark Brading, UNC Community Management
Matt Brading, UNC Community Management

II. Homeowners Open Forum

- None

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on August 23, 2018 were reviewed.
 - Minutes were approved as presented.

IV. Treasurer's Report

- Financials: John provided a summary of the financials year to date.
 - Income – Slightly Over Budget
 - Overall – Over Budget (Over budget in operating expense due primarily to overage in utilities, and building / unit repairs)
 - Reserves – Landscape Renovation and Balcony Repairs were paid from Reserves in August.
 - Delinquencies are minimal.

V. Business Items

- Annual Election Update

- Nomination Status – Request for Nominations was sent via e-mail to homeowners on 8/28/18. Inspector of Elections has only received one Nomination to date. Nomination deadline is October 1st.
- Board Nomination Form – Board reviewed the revised Board Nomination Form which will be used for future elections.
- Water Conservation Inspection
 - Board reviewed proposed water inspection correspondence and form.
 - Matter was moved to October meeting.
- Neighborhood Watch Update
 - Successful Neighborhood Watch Meeting was held on September 11th
 - Matter was moved to October meeting.
- Cobweb Maintenance in Association
 - Board discussed need for cobweb maintenance throughout the Association.
 - UNC to obtain bid from janitorial service to perform service.
 - Board considered forming a Community Preservation Committee to assist in keeping the community clean and web-free.
- New Spa/Pool/Fountain Service
 - Board is considering new spa/pool/fountain service.
 - Board reviewed two proposals. UNC to obtain a 3rd proposal from Pool Pros.
 - Board provided Ron with authority to choose between Cool Pool & Pool Pros with an effective date of 12/1/2018.

VI. Association Manager’s Report

- Work order history and homeowner activity, for the period of 08/20/18 – 09/24/18, was reviewed by the Board.


VII. Committee Reports

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

VIII. Adjournment – 8:50 PM

The next Board of Directors Meeting will be held Thursday, October 25, 2018 @ 7:00 P.M.

Respectfully submitted

 10/25/18

 Ron Shore, President