



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

OCTOBER 26, 2017

**I. Call to Order – 7:08 PM**

**Directors Present:**

Ron Shore – President  
Mike Ghafari - Vice President  
Matt Cano - Secretary  
Agustin Garcia Montiel – Director

**Directors Absent:**

John Burnett - Treasurer

**Others Present:**

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

**II. Homeowners Open Forum**

- 39332 Marbella Terraza - Homeowner requested to be added to Rental Waiting List.
  - Homeowner may have to return to his native country, for an extended period of time in 2019, due to Visa restrictions.
  - Homeowner may approach the Board to request a hardship variance when the time is closer. Just planning ahead for now.
  - Board approved addition to Rental Waiting List in position #7.

**III. Approval of Previous Minutes**

- Minutes of the Executive Session held on August 24, 2017 were reviewed.
  - Minutes were approved as presented.
- Minutes of the Board Meeting held on August 24, 2017 were reviewed.
  - Minutes were approved as presented.

**IV. Treasurer's Report**

- Financials: Ron provided a summary of the financials year to date.
  - Overall - Slightly over budget
  - Reserves – Increased \$100,000 over the year.
  - Delinquencies are minimal
  - Trend Analysis from 2007 to current was reviewed.

## V. Business Items

- AT&T MDU Fiber Overbuild Project
  - Fiber Overbuild project with AT&T was cancelled due to lack of confidence in the reliability of AT&T staff to work with us on a reasonably successful implementation of fiber optics at Andalusia.
- CC&R Amendment
  - Ballots due by October 6<sup>th</sup>, with 57 received (4 of which were invalid)
    - Count: 42 For, 11 Against
  - Board agreed to implement Mold and Homeowner Maintenance / Repair clarifications as policy revisions in the Resident's Handbook.
  - Policy revisions to be e-mailed to Homeowners for formal approval at the next BOD Meeting.
- Feral Cats at CA School for the Deaf
  - School appears to have made great strides in reducing the feeding of feral cats on their property.
- Bay Alarm Radio Wave Failures
  - Antenna relocation is complete minimizing communication failures.
- Spa – Health Department Violations
  - Pool Service recommended installation of an automatic ph control system for the spa.
  - Proposal from BnB's Pool Repairs, to install a Pentair IntellChem ph control system for the spa, was approved by the Board.
- Round Concrete Decorative Moldings
  - A round concrete decorative molding became dislodged from the south end of Building 13.
  - Older buildings have concrete moldings while the newer buildings have simulated concrete moldings.
  - Association to meet with contractor to discuss removal, replacement or reinforcement options.
- Clubhouse Interior Painting & Furniture
  - The interior of the clubhouse will be repainted by Flores Painting.
  - Old furniture to be removed
  - UNC to purchase 2 additional folding tables and 20 additional folding chairs.
- Gutter and Downspout Cleaning
  - Complete gutter and downspout cleaning, with Commercial Gutter Cleaning, has been scheduled for December 26-30 and March 26-31. Company will also clear any blockage between cleanings.
- Comcast Services Agreement Renewal
  - Association is requesting basic cable service and WiFi service (75mbs) in the Clubhouse as well as monetary compensation.
  - Association is awaiting final agreement.
- John Burnett Leave of Absence
  - John retired and is requesting a leave of absence from the Board while exploring retirement locations.
  - Board approved his request.
  - Stacie @ CMS to be instructed to include Mike in all e-mailed invoices.
- November Meeting Date
  - Due to the Thanksgiving Holiday, the November meeting will be held on December 7<sup>th</sup> @ 7 PM.

## VI. Association Manager's Report

- Work order history and homeowner activity, for the period of 08/22/17 – 10/22/17, was reviewed by the Board.

## VII. Committee Reports

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

## VIII. Adjournment – 9:01 PM

The next Board of Directors Meeting will be held Thursday, December 7, 2017 @ 7:00 P.M.

Respectfully submitted

 12/7/17

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Ron Shore, President