



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

November 16, 2016

**I. Call to Order – 7:04 PM**

**Directors Present:**

Ron Shore, President  
Mike Ghafari, Vice President  
John Burnett, CFO/Treasurer  
Matt Cano, Secretary

**Directors Absent:**

None

**Others Present:**

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

**II. Homeowners Open Forum**

- 39258 Marbella Terraza – Homeowner inquired about rental policy and hardship clause.
  - Husband accepted another job out of the area. Family will be moving out of the area but hopes to relocate back to the Bay Area.
  - Homeowner wants to leave option open to return to Bay Area.
  - BOD discussed hardship claim in Executive Session
  - BOD denied hardship claim

**III. Approval of Previous Minutes**

- Minutes of the Board Meeting held on October 27, 2016, were approved as written.

**IV. Treasurer's Report**

- John briefly reported on the year to date financial statements
- Income is slightly over budget due to parking.
- Expenses – Utilities, maintenance, and repairs and supplies are all slightly under budget.
- Reserves – Fountain lighting (2<sup>nd</sup> tier), pool & spa repairs, and irrigation renovation were paid from Reserves.
- Outstanding delinquencies are up to date and slightly lower.

## V. Business Items

- Pet Rules Modification
  - BOD discussed modification of Pet Rules to allow for “no potty” zones throughout the Association.
  - Mike to provide BOD an Association map showing proposed “no potty” zones.
- Speeding Sign
  - BOD discussed installation of “Drive Like Your Kids Live Here” signs to help curb speeding.
  - UNC to investigate cost, size, availability, and additional information about signs from [www.drivelikeyourkidslivehere.com](http://www.drivelikeyourkidslivehere.com).
- Street Rules Modification
  - BOD discussed possible modification of Rules to prohibit ball playing in streets.
  - BOD decided no further action required at this time. If circumstances change, rule modification will be reconsidered.
- Pool Deck Findings
  - UNC presented additional information provided by Armor Coatings to clarify their proposal.
  - UNC to obtain additional proposal and product clarification from Armor Coatings.
- Tree Inspection Report
  - Agri-Con Tree Care Professionals performed inspection of the Association trees and provided proposals for drop crotch pruning of trees, recommended tree removal, palm tree trimming, and bark removal from palm trees.
  - UNC to have tree trimming proposal modified to include olive trees outside of the fence.
  - UNC to have palm tree proposal modified to show bark removal only.
  - BOD approved Agri-Con proposal to perform drop crotch trimming of all Association trees, including olive trees outside of fence, and the recommended tree removals. Palm trees are not included.
    - UNC to schedule work to be done this winter.
- Annual Meeting Preparation
  - BOD reviewed annual packet.
  - Cutoff for BOD nomination to be December 1<sup>st</sup>.
- Olive Tree Spraying – Spring 2017
  - UNC to investigate and obtain proposals for different methods of suppressing olive production. Spraying, Trunk Injection, Soil Injection, etc.

## VI. Association Manager’s Report

- Work order history and homeowner activity, for the period of 10/24/16 – 11/10/16, was presented to the Board.

## VII. Committee Reports

- Landscaping – None
- Pool/Clubhouse – None
- Fountain – None

- Lighting - None
- Parking Compliance – None

## **VIII. Adjournment – 8:34 PM**

The next Board of Directors Meeting will be held immediately following the Annual Meeting on Thursday, January 26, 2017 @ 7:00 P.M.

Respectfully submitted

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Ron Shore, President