



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

December 6, 2018

I. Call to Order – 7:41 PM

Directors Present:

Ron Shore – President (After Election of Officers)
Greg Zarski – Vice President (After Election of Officers)
John Burnett – Treasurer (After Election of Officers)
Matt Cano – Secretary (After Election of Officers)

Directors Absent:

None

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 October 25, 2018 were reviewed.
 - Minutes were approved as presented.

IV. Treasurer's Report

- Financials: John provided a summary of the financials for the month ending 10/31/18.
 - Income – Over Budget
 - Expenses – Under Budget
 - Overall – Under Budget
 - Reserves – Palm Tree Maintenance paid from Reserves in October.
 - Delinquencies are minimal.

V. Business Items

- Election of Officers – The Board elected the following officers:
 - President – Ron Shore

- Vice President – Greg Zarski
- Treasurer – John Burnett
- Secretary – Matt Cano
- Annual Meeting Discussion – IRS Rollover Resolution
 - Since the Association is subject to 30% income tax vs. 15% income tax, if the IRS Rollover Resolution is not passed, an Annual Meeting will need to be held every year even if only to pass the IRS Resolution.
- Water Consumption Feedback
 - It appears that some homeowners, in the buildings with higher water usage, have hired plumbers to perform interior plumbing repairs. Board will continue to monitor water usage.
- Neighborhood Watch Update
 - Still awaiting on “captain” background check approvals from Fremont Police Department.
- Reserve Study Update – Proposals
 - Proposals from Barrera and Company, Inc. and Reserve Analysis Consulting, LLC, to perform Reserve Study Update and Onsite Inspection, were reviewed by the Board.
 - Board approved proposal from Barrera and Company, Inc. John Burnett to take lead. Update to be performed in February 2019.
- Projects for 2019
 - Board discussed possible projects for 2019
- Next Board Meeting Date – January 24th

VI. Association Manager’s Report

- Work order history and homeowner activity, for the period of 10/22/18 – 12/02/18, was reviewed by the Board.

VII. Committee Reports

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

VIII. Adjournment – 8:30 PM

Respectfully submitted

APPROVED

01/28/19

Ron Shore, President