



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

DECEMBER 7, 2017

I. Call to Order – 7:05 PM

Directors Present:

Ron Shore – President
John Burnett - Treasurer
Matt Cano - Secretary

Directors Absent:

Mike Ghafari - Vice President
Agustin Garcia Montiel – Director

Others Present:

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

II. Homeowners Open Forum

- Homeowners brought up the recent car burglary in the Association and asked what steps can be taken to prevent further burglaries.
 - Security Cameras, Security Guard, Extending Church Wall, Changing Gate Codes, Drive Through Security Service, etc.
 - There have only been three car burglaries in the past 12 years.
 - Homeowners can take measures to deter theft: Don't leave items visible in your car; Call Police if there is anything suspicious; Don't let cars follow you in through the gate; Neighborhood Watch, etc.
 - Is the cost for additional security measures warranted at this time?
- Homeowner asked for clarification about the terms of directors and officers of the Association, formation of a Nominating Committee, and the time allowed for nominations.
- Homeowners inquired about ways to discuss matters amongst themselves via electronic means.
- Homeowner inquired about noise reduction from the landscapers servicing the school across the street and the train.
- Homeowners requested list of all homeowners, their addresses, and their phone numbers per the Association Bylaws.

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on October 26, 2017 were reviewed.
 - Minutes were approved as presented.

IV. Treasurer's Report

- Financials: John provided a summary of the financials year to date.
 - Overall – Slightly Over Budget
 - Reserves – Water heater repairs performed.
 - Delinquencies are minimal.

V. Business Items

- Round Concrete Decorative Moldings
 - Contractor to remove a round concrete decorative molding to assess adhesion and will then provide proposals for removal, replacement, and reinforcement.
- Mold and Water Intrusion Policy
 - Homeowners were provided proposed Mold and Water Policy on 11/1/2017 for final BOD decision on 12/7/2017.
 - No homeowner opposition received.
 - BOD approved Mold and Water Intrusion Policy.
- New Owner Introductory Summary
 - Ron Shore presented the New Owner Introductory Summary letter he prepared.
- Annual Meeting Package Review
 - BOD reviewed the 2018 Annual Meeting Packet.
 - No excess funds resolution necessary for 2017 as there were no excess operating funds in 2017.
- John Burnett Return / HOA Responsibilities
 - John has returned from his leave of absence and will continue as Treasurer.
 - Greg Zarski to take over Recreation Room Scheduling.
- 39257 Marbella Terraza – Intestate
 - Homeowner passed without a will. The home is being prepared for sale.
- Building #10 – Hot Water Issues
 - Building #10 has experienced multiple problems with the water heater and hot water recirculation system.
 - Hot water heater has been repaired and recirculation system repair has been approved.

VI. Association Manager's Report

- Work order history and homeowner activity, for the period of 10/23/17 – 12/03/17, was reviewed by the Board.


VII. Committee Reports

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

VIII. Adjournment – 8:42 PM

The next Board of Directors Meeting will be held Thursday, January 25, 2017 immediately following the Annual Meeting which begins @ 7:00 P.M.

Respectfully submitted

 01/25/18

Ron Shore, President