



**ANDALUSIA HOMEOWNERS ASSOCIATION
ANNUAL MEETING**
HELD AT THE
RECREATION CENTER

December 6, 2018

I. Call to Order – 7:05 PM

Directors Present:

Ron Shore, President
Greg Zarski, Vice President
John Burnett, Treasurer
Matt Cano, Secretary
Agustin Garcia Montiel, Director

Directors Absent:

None

Others Present:

Mark Brading, UNC Community Management
Matt Brading, UNC Community Management
Homeowners (8)

II. Announcement of Quorum

- A quorum was established representation of 59% (61 out of 104) of all eligible, homeowners being present in person or represented by proxy.

III. Announcement of Election Results

- The Board of Directors had two open Director positions, however only one nomination was submitted. The sole nomination was from incumbent Director, Matt Cano.
- Per Section II.E of the Election Rules for Uncontested Elections: "If the number of nominations received is less than the number of seats open on the Board, then ballots do not need to be mailed to the membership unless balloting were to determine who received a longer term in office. Even if seats are uncontested, the Annual Meeting will still be held at which candidates running for uncontested seats will be declared the winners."
- Matt Cano is therefore confirmed as Director for the next two years.
- One Director position remains open.

IV. Approval of 2017 Annual Meeting Minutes

- Minutes of the 2017 Annual Meeting were approved by the members.

V. “Excess Funds” Resolution (IRS Ruling 70-604)

- Fiscal Year 10/1/2017 – 9/30/2018: Resolution that any surplus funds remaining in the Association's budget at the end of the fiscal year shall be applied to the following year's budget, as provided for in IRS Revenue Ruling 70-604, was approved unanimously by the members in attendance.
- Fiscal Year 10/1/2018 - 9/30/2019: Resolution that any surplus funds remaining in the Association's budget at the end of the fiscal year shall be applied to the following year's budget, as provided for in IRS Revenue Ruling 70-604, was approved unanimously by the members in attendance.

VI. President's Message

- President, Ron Shore provided the President's Message
- He explained the reason for the IRS Resolution to the Members
- He continues to be positive on Fremont and Andalusia property values continue to remain high.
- Some accomplishments in 2018 were: Recreation Center Painting, Free Comcast Wi-Fi at Clubhouse, Election Rules Passed, Palm Tree Bark Removal Completed, Landscape and Irrigation Replacements, Continued Rental Unit Reduction, and development of Neighborhood Crime Watch.
- Water costs are our biggest challenge. But we are also dealing with an aging community and the repairs / maintenance that come with normal aging.

VII. Treasurer's Report

- Treasurer, John Burnett briefly reported on the financial status.
- Income was greater than expected, however expenses were also greater than expected, causing the Operating Budget to be over budget.
- Utility Expenses and Unexpected Maintenance Expenses were both over budget and were main contributors for the budget overrun.
- Reserve balance is just under \$1.13 Million

VIII. Other Business

- Water Conservation Measures
 - Board is actively tracking usage by building and will be proactive in water conservation in the buildings that have excess usage.

- Cobweb & Community Cleanup was discussed briefly.

IX. Adjournment – 7:41 PM

Respectfully submitted



12/5/19

Ron Shore, President