



**ANDALUSIA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

HELD AT THE  
**RECREATION CENTER**

December 5, 2019

## **I. Call to Order – 8:18 PM**

**Directors Present:**

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

**Directors Absent:**

None

**Others Present:**

Mark Brading, UNC Community Management

## **II. Homeowners Open Forum**

- 1073 Avila Terraza – Homeowner requested to be added to the Rental Waiting List. Homeowner will be added to the Rental Waiting List.
- 1032 Avila Terraza – Homeowner discussed the recent replacement of garbage and recycling bins. Why the different colors and sizes?

## **III. Approval of Previous Minutes**

- Minutes of the Board Meeting held on October 24, 2019 were reviewed.
  - Minutes were approved as presented.

## **IV. Treasurer's Report**

- Financials: John provided a summary of the financials for the month ending 10/31/19. This is the first month of the Fiscal Year.
  - Income – Favorable to Budget
  - Expenses – Unfavorable to Budget due to water usage, plumbing repairs, and change from monthly invoicing to quarterly invoicing from Bay Alarm.
  - Overall – Unfavorable to Budget
  - Reserves – Irrigation Replacement and Landscape Renovation were paid from Reserves.

- Delinquencies are minimal. Several homeowners failed to pay the correct HOA dues as the dues were increased effective 10/1/2019.
- All Board Members reviewed the full monthly financial packet, which was sent via e-mail, from Community Management Services.

## V. Business Items

- Appointment of Officers – The Board Appointed the following Officers:
  - Ron Shore - President
  - Greg Zarski – Vice President
  - John Burnett - Treasurer
  - Matt Cano - Secretary
- Bay Alarm Fire Monitoring Permit Inspection
  - All units have been inspected.
  - Bay Alarm is scheduling the final permit inspections with the City of Fremont. Final inspection will not require access to units.
- Tree Trimming and Palm Trimming
  - Tree Trimming/Removal Proposal from Aborwell was accepted. Work is scheduled for January 6<sup>th</sup> – 17<sup>th</sup>.
- SB323 – Homeowner Listing
  - Currently the Homeowner/Membership List only includes the Name, and Address of each homeowner.
  - SB323, effective January 1, 2020, now requires that e-mail addresses be included as part of the homeowner/membership list.
  - Community Management Services (CMS) has the official membership and will issue opt out notices too all homeowners allowing them to keep their e-mail addresses private.
- Non-Participating Members
  - When Members fail to participate in required Association matters, this non-participation ends up adding additional costs to the Association.
  - The Board discussed ways to encourage member participation as well as fining of members for non-participation.
  - Board also discussed better forms of communication.
- Next Board Meeting Date – January 23<sup>rd</sup> @ 7:00 PM.

## VI. Association Manager's Report

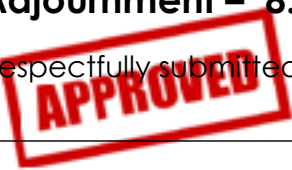
- Work order history and homeowner activity, for the period of 10/21/19 – 12/01/19, was reviewed by the Board.

## VII. Committee Reports

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

## VIII. Adjournment – 8:56 PM

Respectfully submitted

  
\_\_\_\_\_ 01/23/2020

Ron Shore, President