



**ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

HELD AT THE
RECREATION CENTER

January 23, 2020

I. Call to Order – 7:07 PM

Directors Present:

Ron Shore – President
Greg Zarski – Vice President
Matt Cano – Secretary
John Burnett – Treasurer

Directors Absent:

None

Others Present:

Mark Brading - UNC Community Management

II. Homeowners Open Forum

- None

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on December 5, 2019 were reviewed.
 - Minutes were approved as presented.

IV. Treasurer's Report

- Financials: John provided a summary of the financials for the month ending 12/31/2019.
 - Income – Favorable to Budget
 - Expenses – Unfavorable to Budget due to timing of annual/semi-annual bills, water usage, gas usage, and change from monthly invoicing to quarterly invoicing from Bay Alarm.
 - Overall – Unfavorable to Budget
 - Reserves – Auditor adjustments for Irrigation Replacement and Landscape Renovation were made in Reserves.
 - Delinquencies - Several homeowners are still adjusting to the new HOA dues which were 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

- Bay Alarm Fire Monitoring Permit Inspection
 - Bay Alarm continues to schedule the final permit inspections with the City of Fremont.
- SB323 – New Election Rules
 - Due to new legislation effective January 1st, the Association will have to modify their election rules to comply.
 - Association Attorney to draft new election rules to comply with new legislation.
- Garbage & Recycling Cart Replacement Update
 - Republic Services is working directly with Residents to provide them with the correct replacement carts.
 - Only two service change requests were received by the Association Manager resulting in a zero impact to the Association garbage billing.
- Garbage & Recycling Cart Improper Storage Discipline
 - Several residents have not been storing their recycling and/or garbage carts in their garage as required by the CC&R's.
 - For some residents it is because their replacement carts were larger than their original carts and there is no room in their garage. Those residents are to make arrangements with Republic Services to obtain correct carts.
 - Other residents are simply not properly storing their carts.
 - Reminder notice was e-mailed to all homeowners in violation.
 - Per Andalusia HOA Enforcement Policy, 1st Fine: \$50, 2nd Fine: \$100
- Webmaster Successor
 - Former homeowner and webmaster, Steve Huff, passed away unexpectedly on December 24th.
 - Steve Huff's Son, Neptune Cabelin, has offered to take over the website maintenance.
 - He has all of Steve's authorization and access codes and he is a full-time web developer / programmer.
 - Board agreed for Neptune Cabelin to continue with the website maintenance under the same terms.
- Tree Trimming and Palm Trimming

- Except for one Palm Tree, all Tree Trimming/Removal was completed by Aborwell on January 17th.
- Final Palm Tree (near Building 13) is scheduled for pruning on January 31st.
- Board to consider trimming of remaining Palm Tree's at a later date.
- Olive Tree Fruit Reduction Treatment Proposal
 - A proposal from Commercial Tree Care, to provide soil drench treatment to 23 olive trees, to reduce the fruit production was reviewed by the Board.
 - Board approved soil drench treatment by Commercial Tree Care.
- Windows – Failure of Seals
 - Several homeowners are experiencing failed seals in their dual pane windows.
 - If multiple owners have their windows repaired at the same time, possible discounts from Vendor on material and labor.
 - Greg to develop an e-mail survey, with sample pictures of failed window seals, to determine how many other homeowners have failed seals.
- Next Board Meeting Date – February 27th @ 7:00 PM.

VI. Association Manager's Report

- Work order history and homeowner activity, for the period of 12/02/2019 – 01/19/2020, was reviewed by the Board.

VII. Committee Reports

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

VIII. Adjournment – 8:00 PM

Respectfully submitted



02/27/2020

Ron Shore, President