



**ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**
HELD VIA
ZOOM VIDEO CONFERENCING MEETING ID 758 776 235

March 26, 2020

I. Call to Order – 7:02 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 February 27, 2020 were reviewed.
 - Minutes were approved as presented.

IV. Treasurer's Report

- Financials: John provided a summary of the financials for the month ending 02/29/2020.
 - Income – Favorable to Budget
 - Expenses – Favorable to Budget due mainly from reduced general repairs and supplies however water usage continues unfavorable to budget.
 - Overall – Favorable to Budget
 - Reserves – Fire Lane Signs were paid from Reserves.
 - Delinquencies - Some minor delinquencies were noted. One homeowner has paid their delinquency in full since the 2/29/2020 report.
- All Board Members reviewed the full monthly financial packet, which was sent via e-mail, from Community Management Services.
- CD Rates / Money Market Placement Sweep Agreement

- Board reviewed Heritage Bank Money Market Sweep Agreement and CD Rates.
- This provides the Association with additional secured investment options for Reserve Funds.

V. Business Items

- Bay Alarm Fire Monitoring Permit Inspection
 - The permits for the three remaining buildings have now expired and will need to be renewed or extended with the City of Fremont.
 - The City of Fremont has shut down until April 8, 2020 due to the corona virus situation.
- Annual Elections
 - Draft Election Rules
 - Draft Election Rules were approved by the Board.
 - Draft Elections Rules will be sent to all homeowners. Homeowners will be provided an opportunity for comment at the May 28, 2020 Board Meeting prior to Final Approval.
 - Inspector of Elections Appointment
 - Board reviewed the inspector of elections appointment affirmation.
 - Election Timeline
 - Board reviewed the election timeline based on a December 3, 2020 election.
- Asphalt Repair / Replacement Project Scheduling
 - Asphalt Repair / Replacement is still scheduled for April 7th and 8th, weather permitting.
 - Asphalt projects are considered essential services and proper coronavirus precautions will be utilized by asphalt contractor and consultants.
- AT&T Service Reduction
 - AT&T provided notice that they will no longer be offering U-Verse Service for new customers at Andalusia. Existing customers can continue with the service.
 - AT&T will be offering alternative services for new customers.
- Coronavirus Impact on Association
 - Clubhouse closed until further notice.
 - Spa Heater will not be started on April 1

- Board also discussed possible financial impacts to homeowners.
- Ron provided detailed explanation of force majeure application due to the coronavirus.
- Next Board Meeting Date – April 23rd @ 7:00 PM.

VI. Association Manager’s Report

- There was no work order history or homeowner activity, for the period of 02/24/2020 – 03/22/2020.

VII. Committee Reports

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

VIII. Adjournment – 7:53 PM

Respectfully submitted



04/23/2020

Ron Shore, President