



**ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
HELD VIA
ZOOM VIDEO CONFERENCING MEETING ID 961 9451 0632**

APRIL 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 March 26, 2020 were reviewed.
 - Minutes were approved as presented.

IV. Treasurer's Report

- Financials: John provided a summary of the financials for the month ending 03/31/2020.
 - Income – Favorable to Budget
 - Expenses – Favorable to Budget due mainly from reduced general repairs & supplies however water usage continues unfavorable to budget.
 - Overall – Favorable to Budget
 - Reserves – Landscape Improvements were paid from Reserves.
 - Delinquencies - Some minor delinquencies were noted. One homeowner was unaware of the delinquency and stated they would pay the outstanding balance in full.
- 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
 - 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 May 3, 2020 due to the corona virus situation.
- Asphalt Repair / Replacement Project Scheduling
 - Due to asphalt supply issues, the asphalt repair / replacement project was rescheduled until June 2 – 3, 2020.
- Quarterly Gate Maintenance Proposal
 - Statcomm provided a revised quarterly gate maintenance proposal as their current maintenance contract has been in force since 2008.
 - Proposal increases quarterly maintenance from \$1,920 to \$2,175 (13.3% Increase)
 - Board approved revised contract with increase to begin next fiscal year.
- Coronavirus Impact on Association
 - Clubhouse to remain closed.
 - Pool and Spa to remain closed.
 - Board was concerned with some homeowners who seemed to not take the shelter in place order and social distancing seriously. They are not only putting themselves in danger but they are also putting others in the Association in danger.
 - Board discussed common touch points in the Association and whether something could be done to help sanitize these areas.
- Next Board Meeting Date – May 28th @ 7:00 PM.

VI. Association Manager’s Report

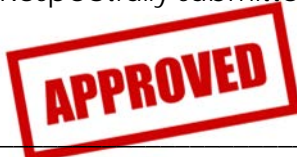
- The Board reviewed the work order history and homeowner activity, for the period of 03/23/2020 – 04/19/2020.

VII. Committee Reports

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

VIII. Adjournment – 7:39 PM

Respectfully submitted



05/28/2020

Ron Shore, President