



**ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
HELD VIA
ZOOM VIDEO CONFERENCING**

MAY 28, 2020

I. Call to Order – 7:05 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

- 39305 Del Oro Terraza – Homeowner requested to be added to the Rental Waiting List.
 - Homeowner is not planning on moving immediately, but would like to have options should they decide to move in the future.
 - Board approved request. Homeowner to be added to Rental Waiting List and will be the 13th homeowner on the list.

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on April 23, 2020 were reviewed.
 - Minutes were approved as presented.

IV. Treasurer's Report

- Financials: John provided a summary of the financials for the month ending 04/30/2020.
 - 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 – Roof Repairs and Olive Tree Fruit Reduction Treatment were paid from Reserves.

- Delinquencies – Two homeowners are delinquent in excess of \$1,000, but have cleared their balances since the 4/30/2020 reporting. Other delinquencies are almost zero.
- All Board Members reviewed the full monthly financial packet, which was sent via e-mail, from Community Management Services.

V. Business Items

- Election Rules
 - Election Rules were sent to homeowners on April 2, 2020. Homeowners were informed that they would be able to present comments during tonight's Board Meeting.
 - No homeowner comments were received
 - Board Approved Election Rules.
 - Election Rules to be sent to homeowners within 15 days.
- Election Timeline – What's Next?
 - Request for Nominations to be posted by August 5th.
- Gutter Cleaning Proposal
 - Commercial Gutter & Cleaning provided a one-time cleaning and a two-time cleaning proposal. The two-time cleaning proposal provides warranty coverage until May 1, 2021.
 - Proposal amount was the same as last year.
 - Board Approved the two-time cleaning proposal with gutter cleaning to be scheduled during the last week of November and the last week of January.
- 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.
 - No update received from Bay Alarm.
- Asphalt Repair / Maintenance Project Preparations
 - Paving Project will take place on June 2-3.
 - Parking permission has been obtained from the neighboring church.
 - Postings have been made throughout the Association, multiple notices have been sent to homeowners via e-mail, landscape watering has been shut-off, and the towing company is on notice.
 - UNC to discuss towing options with towing company. Can vehicles be relocated to the church parking lot?
- New Fountain Lights
 - Only about ½ of the underwater fountain lights are working. Even though they are designed to be underwater, they are not lasting.
 - Electrician to provide alternative lighting that can be mounted on the lower rim of the fountain which will minimize contact with the water.
- Coronavirus Impact on Association
 - Additional deliveries have created additional traffic and speeding in the Association. This coupled with more residents and children being outside, creates more of a hazard.
 - Notice has been posted at the entrance to remind delivery services to slow down.
 - With some restrictions being lifted, there are now inconsistencies between State orders and County orders.

- Board reviewed summary of County orders regarding pool and clubhouse access.
- Both State and County orders are for pools to remain closed and no gatherings are allowed.
- Pool and Clubhouse to remain closed until allowed by County and until Association can conform to any requirements necessary to re-open these facilities.
- Next Board Meeting Date – June 25th @ 7:00 PM.

VI. Association Manager's Report

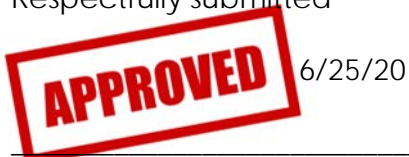
- The Board reviewed the work order history and homeowner activity, for the period of 04/20/2020 – 05/24/2020.

VII. Committee Reports

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

VIII. Adjournment – 7:49 PM

Respectfully submitted

6/25/20

Ron Shore, President