



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

JULY 23, 2020

I. Call to Order – 7:35 PM

Directors Present:

Ron Shore – President
Matt Cano – Secretary
John Burnett – Treasurer
Kenny Feng (After Appointment)

Directors Absent:

None

Others Present:

Mark Brading - UNC Community Management
Ron Shearer - UNC Community Management

II. Homeowners Open Forum

- None

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on June 25, 2020 were reviewed.
 - Minutes were approved as presented.
- Minutes of the Board Meeting Executive Session held on June 25, 2020 were reviewed.
 - Executive Session Minutes were approved as presented.

IV. Treasurer's Report

- Financials: John provided a summary of the financials for the month ending 06/30/2020.
 - 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 – Road repair / maintenance was paid from reserves in June.
 - Delinquencies – Some outstanding Open House Fees and Fines remain, but no HOA Dues delinquencies.
- All Board Members reviewed the full monthly financial packet, which was sent via e-mail, from Community Management Services.

V. Business Items

- Appointment of New Board Member
 - Per Article IV(4.1) of the Andalusia HOA ByLaws – The Board Approved the appointment of Kenny Feng to the Board of Directors to fill the vacant position with term ending December 2020.
- Board Member Responsibilities
 - Former Board Member Greg Zarski served the Association in several areas. His responsibilities will need to be reassigned to other Board Members.
 - Matt will take over the Clubhouse Rental, and be the Pool and Spa point of contact for Homeowners.
 - Website to be updated to reflect reassigned responsibilities.
- 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.
 - When the As-Builts were submitted to the City there was a 5-8 week back log due to Covid-19. They hope to receive a response from the City in the coming weeks.
- New Fountain Lights Update
 - Fountain repairs have been completed.
 - New lights have been ordered and are awaiting installation.
 - New timers have been ordered and will be installed upon receipt.
- Coronavirus Impact on Association
 - Board reviewed summary of County orders regarding pool and recreation center access.
 - County orders are for pools to remain closed and no indoor gatherings are allowed.
 - Pool and Recreation Center to remain closed until allowed by County and until Association can conform to any requirements necessary to re-open these facilities.
- Building #6 – Shower Valve Crossover
 - Building #6 had a failed shower valve cartridge in one unit, allowing the cold water to blend into the hot water, causing long hot water delays in parts of the building.
 - There are about 20 shower valve cartridges in each building. For Above All Plumbing to replace one shower valve cartridge the cost would be about \$247. For Above All Plumbing to replace 20 shower valve cartridges the cost would be about \$148/cartridge.
 - Repair of plumbing fixtures are the responsibility of the homeowner, however the Association pays for the water.
 - Board to monitor homeowner reports of severe delayed hot water to determine if proactive measures in other buildings are necessary.
- Building #6 – Water Heater Replacement
 - After recent hot water repairs, Above All Plumbing is recommending replacement of the hot water heater in Building #6. The water heater will be replaced by Above All Plumbing at a cost of \$7,100 on August 5th.
 - UNC to notify homeowners in Building #6 of the replacement and necessary water shut-off.
- 2020 Annual Election
 - Request for Nominations must be sent to homeowners by August 5th.

- UNC to e-mail Request for Nominations. Deadline for Nominations is September 4th.
- Asphalt Striping Schedule
 - The Asphalt Striping is scheduled for September 15th and September 22nd. Notification will be e-mailed to homeowners and asphalt company will place signs throughout the community prior to striping.
 - UNC to check with adjoining church regarding allowance of resident parking during these days.
- National Night Out – August 4th
 - A homeowner would like to organize a Covid friendly Andalusia HOA Art and Music Walk on August 4th. Event will allow the talents of Andalusia HOA residents to be displayed for all to see throughout the Association.
 - Board approved the event.
- 2021 Budget
 - The increase in Earthquake Insurance and Utilities were offset slightly by the reduction in Maintenance and Repairs and Supplies, but a net dues increase of \$10/month or 2.25% is necessary to meet the updated 2021 Budget.
 - Reserves are in good shape and will continue with existing funding amount.
 - Board Approved the 2021 Budget with a dues increase of \$10/month to \$455/month.
- Association Manager Transition
 - Effective September 1st, Ron Shearer of UNC Management, will be serving as Association Manager for Andalusia. Ron Shearer is the President of UNC Management and currently manages several of the Communities in the near area.
- Next Board Meeting Date – August 27th @ 7:00 PM.

VI. Association Manager’s Report

- The Board reviewed the work order history and homeowner activity, for the period of 06/22/2020 - 07/19/2020.

VII. Committee Reports

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

VIII. Adjournment – 8:27 PM

Respectfully submitted



08/27/2020

Ron Shore, President