

ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
HELD VIA
ZOOM VIDEO CONFERENCE

October 29, 2020

I. Call to Order – 7:00 PM

Directors Present:

Ron Shore – President
Matt Cano – Secretary
John Burnett – Treasurer
Kenny Feng – Director

Others Present:

Ron Shearer, UNC Community Management
Ruparel Nakul – 1073 Avila Terraza

II. Homeowners Open Forum

Ruparel Nakul – 1073 Avila Terraza

Ruparel stated that, although he has no intention of renting his Unit, he wanted to be placed on the rental waiting list just in case he decided to rent the Unit some time in the future. Ruparel was informed that, should his turn arise, he would have to rent his Unit within a short period of time or revert back to the bottom of the list. He would not be able to hold the first-place position on the possibility that he may rent in the future.

Ruparel also mentioned that there were tree branches touching his roof and questioned when that might be addressed. Ron shore informed him that the Association has regular tree maintenance as well as yearly projects.

III. Approval of Previous Minutes

MOTION – Approval of Previous Minutes

Matt moved to approve the minutes as presented. Ron seconded the motion, which carried unanimously.

IV. Treasurer's Report

John provided a summary of the financials for the month ending

1. Operating statement generally remains the same from month to month and that income remains greater than anticipated due to the parking space income.
2. Corporate expenses are slightly over budget but have been adjusted. This is partly due to water and sewer expenses overage of \$7,700.
3. General maintenance and supplies are \$26,000 under budget.
4. Total expenses were down by \$17,089 which will be placed into the Reserve Account.
5. Reserves for the year as of October is \$1,200,000 with \$200,000 being spent from reserves.
6. Only one member is delinquent in their dues and another member is adhering to the prescribed payment plan.

7. It appears that the Association will end the year in a very positive financial position.

V. **Business Items**

ACTION – 2020 Annual Meeting and Election

Management will contact the Association’s Inspector of Elections, Deanna Libert with Election Services LLC, to obtain a timeline to establish the annual meeting date.

MOTION - Bay Alarm Contract

Following an extensive discussion and questions posed to Bay Alarm regarding their fees, Ron shore moved to approve the Bay Alarm contract and accept the \$20 per building per month rather than the \$9,000 one-time payment. This option has more advantages to the Association including routine maintenance and battery replacement. Matt seconded the motion, which carried unanimously.

ACTION – North Gate Malfunction

Management will contact Statcomm to report that the North exit gate sporadically fails to open when vehicles are exiting.

Balcony Inspection Law


Management presented a brief overview of the new law as well as sending the Board a legal analysis video. Due to the uncertainty of the new law, the Association will continue to monitor developments to decide what action needs to be taken.

VI. **Association Manager’s Report**

Work order history and homeowner activity, for the period of September 16, 2020 to October 2, 2020 was included in the Board packet.

VII. **Adjournment – 8:30 PM**

Respectfully submitted



Ron Shore, President