



**ANDALUSIA HOMEOWNERS ASSOCIATION
ANNUAL MEETING
HELD AT THE
RECREATION CENTER**

December 5, 2019

I. Call to Order – 7:06 PM

Directors Present:

Ron Shore, President
Greg Zarski, Vice President
John Burnett, Treasurer
Matt Cano, Secretary

Directors Absent:

None

Others Present:

Mark Brading, UNC Community Management
Homeowners (10)

II. Announcement of Quorum

- A quorum was established. Representation of 72% (75 out of 104) of all eligible homeowners being present in person or represented by proxy.

III. Announcement of Election Results

- The Board of Directors had three open Director positions and only three nominations were submitted. Nominations were received from incumbent Directors, Ron Shore, John Burnett, and Greg Zarski.
- Per Section II.E of the Election Rules for Uncontested Elections: "If the number of nominations received is less than the number of seats open on the Board, then ballots do not need to be mailed to the membership unless balloting were to determine who received a longer term in office. Even if seats are uncontested, the Annual Meeting will still be held at which candidates running for uncontested seats will be declared the winners."
- Ron Shore, John Burnett, and Greg Zarski are therefore confirmed as Directors for the next two years.

IV. Approval of 2018 Annual Meeting Minutes

- Minutes of the 2018 Annual Meeting were approved by the members in attendance.

V. "Excess Funds" Resolution (IRS Ruling 70-604)

- Fiscal Year 10/1/2019 – 9/30/2020: Resolution that any surplus funds remaining in the Association's budget at the end of the fiscal year shall be applied to the following year's budget, as provided for in IRS Revenue Ruling 70-604, was approved unanimously by the members in attendance.

VI. President's Message

- President, Ron Shore provided the President's Message
- He continues to be positive on Fremont and Andalusia property values continue to remain high.
- Some accomplishments in 2019 were: Operating Expenses below budget, Landscape Improvements and Irrigation Upgrades, Drone Roof Inspections, and new Vendors providing better service to homeowners.
- Large projects scheduled for 2020 include tree trimming / removal and asphalt repair / replacement.
- Water costs are our biggest challenge. But we are also dealing with an aging community and the repairs / maintenance that come with normal aging.

VII. Treasurer's Report

- Treasurer, John Burnett reported on the financial status.
- Income and Expenses were favorable to budget, finishing \$20K favorable to budget.
- Earthquake Insurance renewal increased considerably.
- Reserve balance is approximately \$1.1 Million

VIII. Other Business

- Homeowners discussed turning off the spa heater in the winter time, reserve funding and balances, vendor selection and costs, earthquake insurance, and other misc. items.

IX. Adjournment – 8:17 PM

Respectfully submitted



Ron Shore, President

Ron Shore 1/14/2021