

## AMBERFIELD HOA MINUTES NOVEMBER 15, 2018

Present: David, Michael, Margarita, Nelida, Gaston, Gerald, Henry from Abaris.

- Meeting called to order at 7:29 p.m.
- Motion made and **approved** to approve minutes from last year's annual meeting, November 15, 2017.
- Board reviewed and **approved** the October, 18, 2018 Board meeting minutes.
- Motion made and **approved** to formally adopt the revised 2019 budget which reflects a 10% increase in the HOA fee and which was sent out to all owners. The approved budget will be mailed to all owners.
- Notice sent to all homeowners announcing the Subsequent Annual meeting that was held following this meeting. No quorum was met to hold an annual meeting. Nelida Andres and Gaston Peri are running for re-election and Dorian Waitz indicated interest to run to fill the position that is currently vacant. Motion made and approved by acclamation that Nelida Andres, Gaston Peri be re-elected and Dorian Waitz be elected to the Board.
- Nelida was made Treasurer and Dorian the new Chair of the Architectural and Environmental Review Committee (AERC).
- Resident, via e-mail, expressed concerns regarding cars racing down the streets in the community and bulk dumping (which may be occurring on the first Wednesday of the month as scheduled by the City). Letter will be sent by Abaris to individual seen speeding in the community. Board **approved** for Abaris to send out notice about bulk pickup with the 2019 budget. Information regarding trash pickup is on the MyAmberfield website.
- Resident expressed concern about a tree near their rear yard and consulted a tree expert. Tree expert evaluated the Linden Leaf Tree and stated it has unsafe multi-stem roots that are exposed. Roots could cause foundation problems. Abaris had a Certified Arborist from S&P Tree Care evaluate the tree. He stated the tree is not on common area but is on 208 Twisted Stalk. He further commented it's not a Linden Tree but a Japanese Zelkova which is very healthy but needs to be dead wooded and thinned out. Board advised Abaris to forward evaluation from S&P Tree Care to owner of 208 Twisted Stalk and reply and share findings with requester.
- Board reviewed bids from three landscapers for the 2019 grounds maintenance contract. Motion made and **approved** to have Facility Services Company (FSC) continue being our Landscaping company. They had the lowest sum of \$51,829.45. Board will initiate a list for FSC to follow. Concerns were noted about ensuring pruning was conducted at specified times.
- Board reviewed proposal from Perreca Nursery for the 2018-19 snow removal services. Board wants Abaris to clarify by e-mail clause number 8 that states "Damage to pavers or concrete due to plowing operation shall be repaired at an additional cost to the owner/client." Additionally, Board requested what about damage to vehicles. Will company pay for repairs?
- Abaris had all of the playground equipment on the property inspected by a playground safety consultant. Board reviewed the inspection report and motion made and **approved** to request a proposal for the recommended repairs for next spring.

- Letter received from State Farm Insurance advising of the outcome of the claim that was filed under the Master policy. The claim was denied and is now closed. Board acknowledged.
- CSG Engineering prepared an official AIA (American Institute of Architects) contract for the Board's execution for Option #2 of the proposal to scale down the retaining wall project. Dave to review and sign. Once contract is signed, the contractor will order materials and get the job scheduled over the winter months. Board acknowledges it's in the process.
- Resident was present at meeting and requested if another tree can be planted to replace the diseased tree that was removed by FSC on Earth Star Court as it provided shade and aesthetic appeal to the street. Board requested Abaris to check feasibility with FSC, landscaping company.
- The next official Board meeting will be held on Thursday, January 17, 2019.
- Motion made and approved to adjourn at 8:14 p.m.