

AMBERFIELD HOA MINUTES
SEPTEMBER 20, 2018

Present: David (via phone) Michael, Nelida, Gaston, Margarita (via phone), Gerald, and Henry from Abaris.

- Meeting called to order at 7:02 p.m.
- Waiting to approve the August 16, 2018 Board minutes which have not been received.
- Motion made and approved for the 2019 budget.
- Motion made and approved to **deny** AERC application appeal of white deck painted by owner of 210 Twisted Stalk Drive. Abaris to send letter to owner indicating deck should be a brown stain in accordance with HOA conformity rules.
- Notice sent to all homeowners announcing the 2018 annual meeting. No nomination applications have been received. The proposed 2019 budget should be finalized and included in the 2nd notice. Board acknowledged.
- E-mail received from resident expressing parking issues that 408 Fleece Flower has 6 or more vehicles in parking lot and lawn not being kept. Previous notice was sent to resident regarding lawn maintenance. FSC landscaping company to cut lawn and bill forwarded to owner. Board will revisit the parking rules. Abaris to send letter to owner requesting how many residents live in townhome.
- Owner of 101 Leafcup Road has not trimmed back the Bamboo branches that are growing into the common area as requested in letter from Abaris. Board requests Abaris to follow up.
- Board reviewed e-mail from 302 Leafcup Road regarding damages to his property caused by a pine tree planted by the HOA's original developer. FSC to provide input and Board to take a look at Pine Tree in question. Decision will be made by Board once all input is received.
- Board reviewed Continental's Pool Proposal Management Contract and 2018 pool closing services. Due to complaints and noted discrepancies by Board members, a probationary time will be incorporated into their contract. An e-mail will be forwarded with all the changes the Board wants to see. Motion made and **approved** for last year's basic service contract.
- Gaston, Board member, left meeting as he had a prior engagement.
- Proposal from FSC for tree removal at 204 Leafcup Court at the request of owner. Board requested inquiry to FSC and their position whether this tree is causing damages.
- Board reviewed e-mail correspondence with Wayne Hosking at CSG regarding retaining wall project. E-mail was between Tom Kunjoo and Union bank to negotiate the best possible rate on the 7-year loan. A minor change was added to have the option to use Ready Rock for the retaining wall. Board acknowledged.
- Board reviewed e-mail from resident of 810 Suffield Drive requesting waiver of the ACC violation regarding the mismatched shutters. Board to look at shutters and make a determination.

- FSC's request to redo part of the area inundated with water near the tennis courts with a French Drain was reviewed by the Board. Board requested a reduction in cost for this project as the first project with the mesh was not successful and the French Drain should have been done in the beginning.
- Board reviewed notice from Goldberg and Finnegan regarding a personal injury that a resident sustained while walking in the community. Management has filed an insurance claim under the HOA's Master Policy. Waiting on adjuster to investigate and provide feedback. Acknowledged by Board.
- 612 Suffield Drive Townhome has been sold. Abaris will verify by their Collection's Department the collection status on home.
- Next Board meeting and annual meeting will be held on Thursday, October 18, 2018.
- Motion made and **approved** to adjourn at 7:54 p.m.