

Amberfield HOA Minutes

October 15, 2020

Present: David, Michael, Gaston, Gerald, Margarita, Dorian, Shireen and Henry from Abaris via Webex.

- Meeting called to order at 7:04 p.m.
- Board reviewed and **approved** September 17, 2020 Board meeting minutes.
- Margaux, Landscaping Committee was present.
- 2021 Budget was **approved** by Board.
- Board reviewed correspondence discussing refinancing the \$750,000 loan. Mr. Kunjoo negotiated the loan rate to be lowered from 4.35% to 3.35% with a \$350.00 fee. This change would require the HOA to keep \$175,000 in an account with the bank for the duration of the loan. Due to upcoming reserve projects, we cannot keep that amount set aside. **Board disapproved the loan at this time.**
- Board reviewed email discussing the use of the soccer field for an organized kids' soccer practice, management advised permission was not granted to this group. **Board approved for temporary signs be posted in the field. Shireen to get language for the signs following CDC guidelines.**
- 5. g Email correspondence received from owner on Autumn Flower Lane appealing the \$500 bill they received for trimming and mowing their yard. Owner had received multiple requests. Board **disapproved** owner's request.
- Board **disapproved** proposal from FSC to remove brush 5-7 ' deep into the wood line, cut up large broken limbs and scatter in wooded area. Total cost was \$1,200.00. This was requested in response to complaints from homeowners that back up to that area that the woods are encroaching towards their homes and they request a cut back. This is not part of FSC's routine contract. Trimming of bushes 2 times a year applies to ornamental plants in establish planting beds. **Board acknowledged.** FSC found large broken limbs and piles of homeowner dumped debris that would need to be collected and disposed of in order to cut back further into the woods line. FSC did cut and trim back along the wood line as far the could. **Board requested Abaris to send notices to the block of owners beginning on 173 Lazy Hollow Drive regarding no dumping of debris of any kind in the woods.**
- Board reviewed email correspondence discussing quotes for 800 – 100 count parking permits from HD Supply. At this time, Board **disapproved** to implement the Parking Decal initiative. It would be a costly endeavor and time consuming to enforce. Other projects in the community such as paving and major pool repairs are pending. Dorian requested that the Board not hear any more issues regarding too many cars in the community taking up spaces. Motion made and all **approved except two members.**

- Board reviewed email request for proposals from two cleaning companies. Board **approved** to continue with Busy Bee and approved their proposal for bi-weekly cleaning.
- Board **disapproved** FSC's proposal to replace 5 slabs near 127 Lazy Hollow Drive. Board members reviewed the area in question after it had rained.
- Board decided to review RSV Pools and American Pools proposal regarding the major pool repairs needed prior to next year's pool opening. **Board requested Abaris to check with RSV Pools to see if they would match American Pools price and discount. The issue of the cost of the pool cover can be done by a stand-alone company.**
- Steve from Leafcup Court volunteered to partially paint the parking lines on Leafcup Court. **Board approved for Steve to be reimbursed for any materials purchased up to \$50.00. Shireen requested to provide her a block of times for this project to be done and the timeframe. Abaris will post a flyer to the homes on Leafcup Court to indicate when the partial painting of the lines will be conducted. Steve requested a map of Leafcup Court.**
- **Executive Session:**
- Email correspondence regarding the delinquent account for 207 Autumn Flower Lane was reviewed by Board. Board **approved** a fee reduction of \$200.00. Additionally, waiver of late fees was **approved** by Board after owner pays outstanding fees and legal fees.
- Meeting adjourned at 8:17 pm.