

## Amberfield HOA Minutes

September 17, 2020

Present: David, Michael, Neli, Gaston, Gerald, Margarita, Dorian and Glen from Abaris.

- Hearing held at 7:04pm. Page 1 letter b. Hearing held for owner who has a hole in his driveway. Owner indicated he did not receive the notification. However, he has a contractor coming out Saturday, September 19<sup>th</sup>. The contractor indicated it needs to be a sunny and dry day to fill the hole in the driveway. Owner requested an extension to complete the work. **Board granted an extension until September 24, 2020 to complete the project. Owner also informed to place his trash and recycling bins in the back of the house as the bins were seen in the front multiple times. Owner acknowledged the completed date and to place the bins in the back of his home.**
- HOA Meeting called to order at 7:11pm.
- Board **approved** August 20, 2020 minutes.
- Email correspondence received discussing refinancing the \$750K loan. Abaris reaching out to several local banks that we have accounts with to get the best possible refinance offer for the Board's consideration. **Abaris should have it by next Friday, September 25, 2020.**
- Page 2, letter c. of the Management Report. Letters sent to homeowners who still have outstanding violations from the 2019 ACC Inspections and have been fined \$200. Board reviewed the Re-inspection report from Abaris Realty's Inspections Department from the re-inspection that took place on August 9, 2020. 3 homes have not corrected the violations. 2 have requested an extension and are planning to complete the work. **Motion made and approved with one disapproving to grant an extension to the first two homeowners listed . Abaris to send a letter to the first two homes urging them to complete the work by November 15, 2020. The first home is to power wash to remove moss and the second home to repair/replace fence in back. The third home did not respond. Abaris to re-inspect the last home on September 25, 2020 to see if in compliance and will report to Board.**
- Page 2, letter a. of the Management Report. Letter sent to the four homeowners that may have rented individual spaces to submit a lease. The issue is the renting of individual spaces. Bylaws state, owners can only rent homes in its entirety. No subletting of individual rooms or basements. One owner misconstrued the letter sent by Abaris thinking the management company was providing professional management services. **Another letter will be sent to the owner detailing the rules and regulations of renting out their homes and requesting a current lease of their abode.**

- Page 3, letter j of the management report. Email correspondence received by owner discussing parking issue on Lazy Hollow Drive and trash and recycling bins left on the island. The issue of multiple cars by one unit has been a standing complaint for many years. Complaints of houses having 4 or 5 cars parked in the open spaces, have been reported not only on Lazy Hollow Drive but throughout the community. Residents cannot find parking when coming home from work. **Board to make a full plan discussing a 2 parking permit issued to each household and to be circulated out to the community(perhaps via a poll or on our website) then we can vote on it. Research will be conducted as to the cost and enforcement details before this idea is advertised to the community. Board requested Abaris to verify cost of making 800 parking permits and cost of replacing lost ones. Enforcement by the towing company will be added to the draft. Location of parking extra cars will be included. In regards to the trash and recycling bins left out on the island, Board requested Abaris to send letter to owner and request that if they know who the perpetrator is to email Abaris so they can send a letter of compliance. We do not have the manpower to patrol the community or the resources to place cameras to catch people leaving their trash and recycling bins. We rely on the residents to make reports if they see the perpetrators and Abaris to send compliance letters.**
- Email received requesting the parking policy be posted on the website. **Dorian to submit the updated handbook and have it placed on the Amberfield website. Gerald to make a link that goes directly to the policy on the website.**
- Board reviewed Email correspondence from the owner of 173 and 175 Lazy Hollow Drive regarding overgrowth from the woods needing to be cut. **Please see the summary from resident on page 224.** FSC replied they will cut and treat re-growing shrubs with a non-selective herbicide. For items 2 and 3, Wendy will provide a quote for cutting back the encroaching tree limbs. She will speak with her crew about the trash cans. However, she would like to avoid service, cutting of grass on days where trash cans are present on the sidewalk. Wendy requested Abaris indicate trash and recycling days to avoid servicing on those days. Wendy also requested if the Board of Directors would like FSC to conduct a sidewalk inspection for replacement. The owner of 175 Lazy Hollow Drive questioned why maintenance of common ground bushes are not part of the annual contract to remove weeds and inappropriate bushes behind people's house during their regular work times. The encroaching vegetation seems to be expanding from the woods into the common areas behind these homes. **Board requested Glen to verify the FSC's contract on how many times a year FSC is to trim, cut back bushes and vegetation on common ground areas. Board requested a quote to cut the limbs and trim the encroaching vegetation from the woods.**

- Email correspondence received by owner who wanted to donate shrubs to the HOA. Owner has since found a person to donate them to.
- Old/New Business:
- Attached for the Board's review is email correspondence regarding FSC's proposal to mulch the playgrounds. **Board indicated to Glen that this was already completed.** The Tot Lots were mulched.
- Attached for Board review are proposals from Continental Pools, RSV Pools, and American Pools, for major pool repairs and renovations. Most contractors offer a Fall discount to perform the repairs in the fall instead of in the Spring when it's a mad rush to get the pool ready for opening. Board reviewed RSV Pools proposal as they are currently our Pool Management Company. **Dorian asked Glen about the cost of removing the plaster all the way down to the concrete, not the whitecoat itself. The \$30k for the whitecoat is included in the reserve study. The \$70k to strip the plaster is not and he wants to make sure that we plan to reserve for that in the future. Board also requested we get a quote for the pool cover. Dorian asked Glen to enquire with RSV Pools when is the latest date we can send them an approval for the repairs and renovations and still get the Fall discount.**
- Email was received requesting bids to paint temporary parking stall lines on Leafcup Court. **Abaris to contact Kevin O'Leary and ask for the proposal. Board to review once received and to contact the owner who originally sent the request.**
- Motion made and **approved** by Board to reduce the frequency of the litter cleaning service from weekly to every two weeks by the Busy Bee Company. **Board approved a one-month trial to see if this is a viable option.**
- Board reviewed proposals that were tabled at the last meeting and deferred to this month's meeting to remove and replace the doors and hardware in the pool house from the following contractors: CE Construction, Constructive Coatings, Jackson Enterprise and Palmer Brothers. Neli and Gaston briefed the Board on their walk around of the pool house. Neli indicated the doors do not need to be replaced but to sand them and repaint them. A homeowner suggested to sand blast and powder coat the doors at this would extend the life of the metal doors. **Board decided to hold off any renovations to the doors and table until May 2020.**

- Page 5, letter l. Motion made and **approval** made by Board to FSC's proposal to side trim a white pine tree limb overhanging fence line of 112 Fleeceflower Dr . The cost is \$275.00.
- Page 5, letter m. Attached for Board's review is a proposal from FSC to remove and replace 5 slabs of lifted concrete causing a trip hazard and puddling in response to the attached complaint. The cost is \$1,950.00. Owner indicated he had a contractor come out and do some work around the house and the contractor mentioned that there is water pooling on the sidewalk which is causing part of it to sink around his house. **Margarita volunteered to take a look and report back to the Board.**
- Motion made and **approval** given by Board to FSC's proposal that addressed a drainage-erosion problem at the storm drain inlet at Leafcup Court and Fleeceflower Drive. The cost is \$600.00
- Meeting adjourned at 8:40 pm.