

AMBERFIELD'S HOMEOWNER'S ASSOCIATION MEETING

AUGUST 19, 2021

Present: Dave, Michael, Dorian, Margarita, Henry and Glen from Abaris.

- Meeting called to order at 7:15 p.m.
- **Board approved July 15, 2021** minutes after a few corrections are made.
- Board reviewed approval letter from the City of Gaithersburg's FY 22 Frederick J. Felton Neighborhood Matching Grant program. Amberfield HOA has been granted \$3,500.00 with a contingency to replace existing plants with native species. **Board reviewed and approved for half of the grant to go towards the drain project.**
- **Motion made and Board approved the draft 2020 audit from Goldklang Group. President of the Board will sign the acceptance letter.**
- Board reviewed the first draft of the proposed 2022 budget prepared by Abaris Realty. Budget workshop held at 6:30 pm prior the start of the Board meeting. Board reviewed the budget line by line. The balanced budget will then be distributed to all unit owners announcing that it will be formally adopted at the September meeting.
- **Board to send apology letter to owner on Lazy Hollow Drive for incorrectly stating a stored trash can was seen in the front of their home. This was a case of mistaken reporting. The Board does not divulge who places notices of violations submitted to Abaris.**
- Board reviewed the third and final notice sent to the owner on Lazy Hollow Drive regarding their overgrown front yard. **Board approved to call the owner for a hearing at the next meeting if their yard is still overgrown.**
- Board reviewed email correspondence regarding the woods behind 163 Lazy Hollow Drive. Resident is requesting to clear out the vegetation that is encroaching on common property. Board request for Abaris to inform the resident we will be conducting a Fall Walk Around inspection of the community in September with FSC Landscaping Company. We will address the overgrowth with input from FSC. Board didn't address the second request from owner regarding the mice problem. Board will discuss at the next meeting.

- Owner on Fleeceflower Drive is requesting a 3-month extension to correct outstanding violations. **Board voted to give until September 30 2021 to correct violations. 3 month extension denied.**
- Owner on Fleeceflower Drive requesting a waiver of the citation to paint their white window trim. **Board indicated for the Inspection Department to notify owner to paint the lower trim of the window the same color as the trim on their bay window which is beige.**
- **Old/New Business**
- Board reviewed Abaris 2022 Community Annual Inspection Proposal. Their fee has increased from \$24 to \$26 per home due to increased costs incurred for new inspection equipment and personnel. They held the \$24 fee for 2 years and they will hold the \$26 fee for at least 2 years. **Board approved the increase.**
- Board reviewed proposal from CSG for an update on the retaining wall present condition for the walls in Phase 2. **Board decided to limit the work to the wall behind Suffield (602-604 Suffield) which is in need of repair at this time.**
- Board reviewed proposal from FSC and approved to remove and replace a section of the sidewalk by 101 Autumn Flower that is causing a trip hazard with concrete slabs. Board approved proposal for \$2, 200. One Board member voted against it. Milling was his preferred choice instead of using concrete. Board requested if FSC will be using a concrete truck for this project. If so, would they consider including the area around the mailbox by the Dead End on Lazy Hollow Drive.
- **Board reviewed and approved the proposal from FSC to flush cut one small dead pine tree behind 101 Leafcup Court. The quote is \$200.00.**
- Mike indicated a landscaping issue located near the North facing fence located between the pool and parking center parking lot. **FSC should be trimming that portion along that whole fence line. We had indicated this section during our last walk around inspection of the community. They should be trimming this area every summer.**
- Mike asked if they would extend the use of the pool for another weekend. He also requested that the Doggie Swim be allowed on the last day of the pool for the last hour the pool will be opened.

- Mike reiterated the slab of sod by Blazing Star Way and Suffield Drive. The Snow Company, Perreca, had used their machine to plow the ice and snow. However, damage to the area was left and it appears as a mound. **Perreca should be charged to damage done to turf area that is a tripping hazard. Board requested FSC do a proposal to correct the damage.**
- Board requested for Abaris to sticker for towing gold vehicle that has been parked for a year in front of 181 Lazy Hollow Drive. Grass is growing around the tires.
- Board requested Abaris to sticker for towing a Volvo that has a flat tire located on the side of 202 Twisted Stalk Drive. It has expired tags.
- Board meeting adjourned at 7:55 p.m.
- **Executive Session commenced at 7:56 p.m.**
- Dorian asked about the owner of Autumn Flower Lane's case. Dave indicated there is a backlog of cases due to the pandemic.
- Dorian indicated the owner on Amberfield had a hold for a long time. Are legal fees up to date? Abaris to check with Accounting.
- Owner on Suffield is in the same boat. Are they up to date with legal fees? They filed for bankruptcy in 2018. Are they still in bankruptcy? Abaris to check with in house collections.
- **Executive Session adjourned at 8:10 p.m.**