

AMBERFIELD HOMEOWNER'S ASSOCIATION MEETING

JULY 15, 2021

Present: Michael, Nelida, Gaston, Gerald, Margarita, Dorian, Henry and Glen from Abaris.

- Meeting called to order at 7:05 p.m.
- Board **approved** June 17, 2021 minutes.
- Board reviewed email from Ruth Katz, providing a recap of the Reserve Study Webinar held in June. Dorian attended.
- Shireen prepared the 2022 budget projection showing a 10% increase in the HOA fees. Dorian asked if we should increase our dues. Board decided to leave at 10% for a while. Reserve Study stated we have \$300,000 for next year. We are 200 grand behind. Board to vote for Budget in September.
- Email correspondence received from homeowner requesting to have their children take swimming lessons at the pool. Lifeguards are interested. **Board does not have a problem with swimming lessons being conducted before the pool opens as long as there is one lifeguard cleaning the pool area and one providing swimming lessons. Abaris to ensure Pool Company is aware of this request. Once they send their agreement, Abaris (Kaitlyn Ambush) can send a response back to the homeowner with our approval decision. Approval is granted once compliance is assured.**
- Board notified Abaris to inform the pool company to have their lifeguards be consistent in checking pool passes and conducting cleaning. Debris from tree and other items are accumulating on the left-hand side of the pool and outside in front of the lifeguard room (drainage needs to be cleared of debris) Abaris to contact Plumber to check the drainage problem. Lifeguards need to sweep the pool deck. In some stalls in the Women's rooms, there's no toilet paper. Two of the stalls in the Women's room don't flush. Plumber needs to be called. In the Men's bathroom, one of the urinals, doesn't flush.
- Correspondence received from resident regarding residents not cleaning up after their dogs. Gerald posted a flyer in the website. Margarita will post on the Bulletin Board. **Abaris to inform Kaitlyn Ambush to notify resident of flyer being posted on our website and Bulletin Board.**

- Email received from a resident requesting an update on the guest policy at the pool. **Board approved to leave it at 2 guests.**
- Email received from Dorian regarding items to discuss per the recent lift of the COVID-19 State of Emergency. Henry indicated re-instatement of late fees started on July 1, 2021. He also shared in person Board meetings will likely happen next year. We will continue to have Board meetings via WEB EX, except for the annual Budget meeting.
- Email received from resident requesting re-installing the basketball hoops. **Board declined** to re-install basketball hoops due to previous experiences of illegal gatherings and late night playing in this area, and outside usage by members not residing in the community. Children use this area for play and riding their bikes. Plans are in the works to paint the asphalt with various asphalt play stations. As to the question about paying for the use of the Tennis Court, there is a one-time deposit fee for issuance of the key to enter the court when owners move in. HOA fees are used for any needed repairs or renovations needed in the community such as the ongoing retaining wall replacement project.
- Board reviewed the quotes for the ice cream truck to use at the community Ice Cream Social scheduled for August 28, 2021 from 2 - 4 pm. Rain date is August 29, 2021. **Board selected and approved SCOOPS2U as the ice cream truck. They charge \$150/hr and the Novelty Bars are \$3.00/ea. Glen to inform SCOOPS2U.**
- Board reviewed picnic table options for the Tot Lots in the community. Board approved to remove all the picnic tables except for the one picnic table in good condition behind Gerald's house and replace with one cedar table in each Tot Lot. Board approved the Frog Furnishings Recycled Plastic 6ft Park Place Picnic Table, Cedar for \$905.00 each.
- Michael indicated FSC left off the small dead pine tree behind 101 Leafcup Road during the annual walk around report. **This tree needs to be removed.**
- Neli asked Abaris, how many times do we need to send home owners a compliance letter before they start fining them. Henry indicated they will send letters two or three times before sending them to a hearing.
- **There's a car parked for more than six months near the front of 176 Lazy Hollow Drive. Grass is growing in the parking**

space. Owner was previously sent a letter. Abaris to sticker the car.

- Dorian requested for Abaris to provide on a quarterly basis a comprehensive and simple summary of the current status of a homeowner's litigation, late fees.
- HOA meeting adjourned at 8:10 p.m.
- **Executive Session commenced at 8:11 p.m.**
- Board reviewed owner's request extending their extension from the 2021 ACC Inspection results. Board again requested they provide a 72 hour notice to the tenants before the waiver is approved.
- **Executive Session adjourned at 8:44 p.m.**