

AMBERFIELD HOA MINUTES

APRIL 16, 2020

Present: David, Michael, Nelida, Gaston, Margarita, Gerald, Dorian, Shireen, Henry and Glenn from Abaris.

- Meeting called to order at 7:09 p.m.
- Resident from Narrow Leaf Court was present. Owner indicated the roof of 8 Narrow Leaf Court was in disrepair. The roof was leaking and someone had painted the roof with flex seal that didn't match the color of the roof. Abaris to send a letter to owner and alert Inspection Team.
- Owner at Earth Star Way, Stewart, indicated the Tennis Courts should be opened and that there was nothing in Governor Hogan's order to close Tennis Courts. He further indicated CDC guidelines did not reference closure of Tennis Courts. Owner recommended posting a sign in front of the Tennis Court providing best practices to follow to minimize risks and have a play at your own risk posting. President of Board responded that the HOA followed Montgomery County and the United States Tennis Association recommendations to suspend playing in Tennis Courts. Shireen of Abaris indicated the risk of liability outweighs the desire of residents wanting to use the court. No one is there policing the area. President of Board recommended we can revisit the Tennis Court situation at the end of the month and see what guidance is given at that time.
- Board discussed the updated Reserve Study conducted by Miller Dodson. Board recommended we look at the five highest ticket items coming due in the next five years. Board also recommended we get bids from contractors for those high ticket items and place to verify the amounts listed in the Reserve Study so that it can be updated and finalized in time for our budget season in August. We will then send notices to homeowner about the HOA increase.
- Email correspondence received from resident regarding bulk trash dumping. Board informed Abaris to place a notice on the website and send out an email blast informing owners bulk pickup has been suspended until further notice and not to leave bulk items out.
- Motion made to postpone the Spring, May 2020 inspection. Board approved with one objecting. The Board wants to

emphasize to owners the importance of maintaining our property values. In that regard, owners are still required to mow their lawns, pick up debris and trash in back of homes and place trash receptacles and recycling bins in their garage or in back of their homes. It costs the HOA just under \$10,000 to conduct the inspection.

- Email received from resident regarding the replacement of the pool lounge chairs. At this time, the Board will put on hold any pool furniture endeavors until a definitive time is given for the use of the pool.
- Board placed on hold the proposal from Specialty Interior Construction for vinyl flooring for the pool house.
- Board reviewed the Swim Safe Program offered by RSV Pools. Board members agree it's a good program to have. However, with the uncertainty of the pool use, this option will be on hold.
- Board reviewed and discussed payment of invoices for the 2020 pool season to RSV pool company. Board agreed to release payment to RSV for March services for the preparation and maintenance of the pool thus far. This time next month we should know if the pool is to open. Board requested written confirmation from RSV concerning the payment of their lifeguards. If the pool is not to be opened, RSV should pay the labor costs of the lifeguards.
- Meeting adjourned at 8:49 p.m.