

## Amberfield HOA Minutes

February 15, 2018

**Present:** Gaston, Neli, Gerald, Margarita, Michael, Richard (via phone), Shireen and Henry from Abaris

- Meeting called to order at 7:40 p.m.
- January minutes **approved**.
- Board tabled review of invoice from David Rosen regarding the collection case involving Tebi until Mr. Rosen is present.
- Motion made and **approved** on the proposed policy for the use of the pool for private parties. Change made addressing music not allowed at excessive volume.
- Resident encouraged management to send out notice stating that owners are allowed to install solar panels per the Maryland Law. Residents are still required to process solar panel requests via the Architectural and Environment Review Committee (AERC). Board will take into consideration new rules. Additionally, board will review and update HOA rules at a future date.
- For budgeting purposes only, Abaris obtained proposal for repaving all parking spaces on property as well as needed curb repairs. This project will be deferred for now until retaining wall replacements project is completed. Repaving will be the next major project.

- Motion made and **approved** to accept Henry's Wrecker Service to replace the current contract with CCS Towing.
- Board met with Wayne Hosking , Structural Engineer from CSG and Mr. Gene Olmo of Olmo Bros. Construction & Landscaping. Mr. Olmo briefed board on his credentials and work. Board had reviewed three offers previously. After briefing and departure of Mr. Olmo, motion was made and **approved** by Board to take out a commercial loan of 1 million dollars subject to favorable terms and negotiations with bank. A second motion was made and **approved** to contract with Olmo Bros. subject to Wayne's final negotiation with company. Wayne to prepare a Letter of Recommendation to select Olmo Bros. to include a five-year warranty on the project.
- Resident present at meeting. Requested Board consider repaving the dog stations as erosion has occurred and area is very muddy after it rains. Board made a motion and **approved** with one **disapproval** for the following areas that have a high incidence of use and wear:  
2 stations at 402 Suffield Drive (\$600.00) 1 station by tennis courts (\$600.00) and 1 station by soccer field (\$104.00).
- Meeting adjourned at 8:18 p.m.