

Amberfield HOA Minutes

October 21, 2021

**Present: Gerald, Michael, David, Gaston, Neli,
plus Henry and Glenn from Abaris.**

- Meeting called to order at 7:02 p.m.
- Minutes from the September 16, 2019 HOA meeting were approved.
- After the opportunity to hear comments from homeowners, the Board voted on the formal adoption of the 2022 budget and it was approved.
- Abaris identified the locations and condition of original cluster mailboxes throughout the community. The decision to determine which cluster mailboxes should be replaced was tabled until additional board members were available to comment.
- An email correspondence requesting a notice be sent to the community asking pet owners to keep their pets on a leash was granted. A “friendly letter” will be added as a reminder along with the approved budget.
- The Board’s request that RSV pool provide a list of credits for all unused lifeguard hours when the pool was not open due to staffing shortage was fulfilled. The 139 hours to be credited was accepted, however, before final contract payment is made, the board is disputing that one guard was missing. Therefore, additional hourly credits should be made.
- After Letter from Busy Bee provided a notification of a 5% increase in all janitorial contracts effective January 1, 2022, Abaris satisfied the Board’s request for additional estimates/bids from other janitorial contractors for weekly litter cleaning services. After reviewing two proposals, the Board voted to go with Americlean.
- The Board is still waiting to hear back from Perecca on its request for them to provide pricing that includes snow removal for all common area. A decision to move forward will be made once the proposal is received.
- An approval letter was sent to CSG accepting their proposal for retaining wall interim repair assistance. After review of field report from CSG and proposal from Olmo Brothers to shore up the retaining wall, the board is tabling its decision until pricing for timber instead of plywood is provided.

- The Board's review and approval of a proposal from FSC for 2022 grounds maintenance services was moved until the next month's meeting.
- The Board approved the annual deferred assessment resolution from independent auditors, Goldklang Group—electing to apply all or part of the excess assessment income to the following year's assessments and that such final amount shall be at the Board's discretion.
- The Annual meeting scheduled to take place immediately following the regular Board meeting was reschedule for November because the quorum requirement is met.
- HOA meeting for October was adjourned at 8:29 p.m.