

Amberfield HOA Board of Directors Meeting

June 21, 2022

Present: Dave, Michael, Neli, Dorian, Margarita and Glen from Abaris

- Board of Director's meeting convened at 7:09 pm.
- Michael Greenberg announced his recent employment with Abaris Realty effective June 13, 2022. **Board discussed to address with the other two Board members not present to allow Mike to stay onboard as Vice President until a replacement is identified. Mike will not be able to vote on certain matters.**
- **Dorian is the Liaison to Abaris.**
- Management Report indicates minutes for the May 19, 2022 were not received. However, Margarita forwarded minutes to Glen on May 27, 2022. Glen reviewed his emails and confirmed receipt. **Minutes were approved by Board.**
- Email correspondence received from 120 Lazy Hollow Drive requesting a waiver from the inspection citation of having to paint their rake board be waived. **Motion made and Board disapproved waiver request. Abaris to stipulate to owner paint color needs to be an approved color as indicated by HOA guidelines.**
- Waiver reviewed for 614 Suffield Drive. The home has 3 different colored trim. Needs to be one approved color. **Motion made and Board disapproved the waiver.**
- **Board reviewed 406 Suffield request to waive re-painting their grey deck. Motion made and Board disapproved with one member abstaining their retroactive application for a grey deck.**
- Email reviewed from RSV Pool regarding the possible storage of the pool covers during the offseason. **Board asked Glen to verify and confirm whether the pool covers came with their own**

containers/covers. If so, pool covers are to be stored on site in the pool storage closet. Proposal of the \$1400 to store pool covers offsite for a 16-week period is disapproved by Board.

- Board asked Glen to inform RSV Pools to use the pool vacuum to clean the pool of debris.
- Motion made and approved for FSC's proposal of \$2,750.00 for tree work by 104 Fleeceflower Drive, Suffield Drive, and Autumn Flower Lane.
- Board reviewed the \$10,000 proposal for landscape work from FSC. Motion made and Board approved the quotes except for two. Right of 109 Leafcup Court (\$975.00). Board requested to ask FSC if it's feasible to use the stored pavers in the pool storage closet to make a path on the right side of 109 Leafcup Court and provide a new proposal. 2 Earth Star (fence line bed \$1,165 quote). Board requests to ask Wendy to provide quotes for vegetation that is not as expensive. These two quotes to be separated and new proposal provided.
- Board reviewed a proposal from Olmos Brothers Landscaping for the replacement of the retaining wall using Redi Rock. Abaris has asked CSG to obtain 2 more bids for the replacement of the wall with other Redi Rock contractors. Olmos provided a bid quote of \$300,000. Board asked Abaris to provide information on the two other bids once received. Board asked what will be the cost to stain the Redi Rock. Abaris to inform the other two bidders to include the price of fencing. Board requested to ask Wayne of any other fees they are expecting. Board asked Glen what is Abaris management fee to manage the project such as meeting with the engineers and to check the materials used.
- Dorian asked Glen about the starter for the pool pump. Can this be done overnight and will the pool need to be closed to place the

starter for the pool pump. **Dave asked** the importance of the fuse box be included in the quote. The water heater is only 2 years old. Board requested for Abaris to look at the water heater as the showers are spraying cold water.

- **Dorian asked Glen why people who signed up to receive email notifications are still receiving physical mailings. Glen to follow up.**
- Margarita proposed to have the pool party on July 23, 2022 from 3 to 7 pm. Motion made and Board approved funding to have it catered by Delphi's Catering for a total of \$1500.00.
- Abaris to inform RSV Pool to have extra Lifeguards posted for the Pool Party on July 23, 2022.
- Board adjourned at 8:31 pm.

Amberfield HOA Executive Session Meeting

June 21, 2022

- Executive session convened at 8:32 pm.
- Board reviewed correspondence from the owner of 410 Twisted Stalk Drive to waive the entire \$200 after only the \$100 fine was waived. Owner was fined multiple fines. Motion made and Board disapproved to waive the \$200.00.
- Board reviewed correspondence from the owner of 204 Lazy Hollow Drive requesting a waiver for a violation fine from a previous tenant who moved out in March 2020, and they were unable to collect. **Board indicated owner is asking for an appeal. Board asked Glen to check if the owner failed to show up for the first hearing. Board will decide once verification and confirmation are received from Abaris.**
- 407 Fleece Flower requests a waiver on their account. They were to repair two rake boards. They only repaired one at the time. The contractor did repair the second one but after the time period had lapsed. **Motion made by Board to approve the waiver with one opposing.**
- Executive Session adjourned at 9:07 pm.

