

Amberfield HOA Board of Directors Meeting

July 19, 2022

Present: David, Michael, Nelida, Gerald, Margarita, Dorian, Brandan, Shireen and Glen from Abaris.

- Board of Director's meeting convened at 7:09 pm.
- Board approved June 21, 2022 minutes.
- Board discussed the draft Reserve Study/2022 Budget letter to explain the increase in HOA fees. One change to be made to the draft letter to change the order of the dates of the reserve study and we welcome comments from residents. Letter will be emailed to those who opted in to receive notices via email and the rest will be mailed. Gerald to post on the website. Shireen to send Gerald the last Reserve Study to post on the website. The official proposed budget will be released by Abaris in the coming weeks.
- Board reviewed resident's request from Lazy Hollow to waive the citation of having to replace her rake board which is two different colors. Board denied the waiver and requested Abaris inform owner the rake does not need to be replaced only painted one solid color as indicated on the color scheme on the Abaris website.
- Board approved a temporary waiver to 406 Suffield Drive to let stand the grey deck until a time when the owner moves away or will need to repaint it when doing repairs. Waiver will be held until they sell or repairs need to be done. Board is instituting an exit inspection to catch any violations of the rules and regulations prior to a home being sold.
- Board reviewed the approval letter from the City of Gaithersburg for the FY23 Frederick J. Felton Neighborhood Matching Grant Program. One grant was approved for \$2,770 and the other approved for \$1271.50. Ordering the awning for the Pool area has been tabled until Palmer Bros provides an estimate for the installation.
- Board decided to table the installation of the pool pump starter by Power System Electric and RSV Pool until the end of the season around September so as to not interfere with usage of the pool.

- Glen was asked by the Board to re-confirm with O'Connor if the pool showers emitting cold water was taken care of.
- Board approved proposal for \$575.00 from Palmer Bros to supply and install a handle on the storage room closet door and to prime and repair the doors on the pump room.
- Board reviewed and approved the proposal for the design, bidding, permitting, and preconstruction for the replacement of retaining wall#10. Board asked Glen to request from CSG pics of Redi-Rock Walls prior to staining.
- Board approved proposal from FSC for the tree work behind 106 Fleece Flower and 110 Fleece Flower. Total is \$1500.00.
- Board approved FSC's proposal for the landscape improvements from walkthrough by 109 Leafcup Court for \$975. Wendy indicated the pavers stored in the pool closet were not enough. Board asked how much to use gravel or pavers.
- Board asked Glen to inform FSC to trim behind 107 and 109 Leafcup Rd and Leafcup Court. To trim around the common sidewalk nearest tennis courts.
- HOA meeting adjourned at 8:44 pm.