

Amberfield Board of Directors Meeting

November 15, 2022

Present: David, Nelida, Gerald, Margarita, Dorian, Brandan, Tyler and Henry and Rhianna from Abaris.

- Board meeting called to order at 7:03 pm.
- Minutes were not submitted for October 2022. Dorian to submit this week to Henry. Board to approve minutes at the next meeting.
- Dejan from Continental Pools spoke to the Board regarding consideration to be selected for the Community Pool Service company. They did not provide a proposal with the other two Pool companies. However, when asked by Board for an estimate of the contract, he indicated \$83,000. He requested what actions or concerns Board had regarding service and then he could submit the proposal with the estimate. Board relayed consistency was an issue. Guards, needed to be posted at all times during active swim times. Cleanliness of the bathrooms and the pool needed to be maintained. Follow up with guards by management on a periodic basis needed to be conducted to see if guards are following procedures. Dejan relayed the pool company have limited the number of pools they are operating. Consequently, they can better focus on the remaining pools and manage the performance of their Guards. He also recommended we have a plumber to access winterization of the pool; especially insulating the copper pipes in the attic of the pool house. He will be providing a proposal with the amount tomorrow to Abaris. Once his proposal is received, Board will review all 3 bids. One from High Sierra with a bid estimate of \$70,000, RSV Pools (our current pool company) with a bid estimate of \$60,000 and some change. Continental will submit their proposal and estimate tomorrow. Their original estimate of \$83,000 will be lowered as Dejan was informed by the Board Guards will be down from 3 to 2 Guards during the weekday. Pool is not utilized by many people and having 2 Guards posted is sufficient. **All Board members agreed to hold a session and vote via email and select a pool company.**
- Board reviewed email from the City of Gaithersburg Sustainability Coordinator regarding potential change in the holiday and weather-related

recycling collection schedule pickup. Board requested Abaris to invite him to the next meeting to brief.

- Board reviewed several emails received from owner of 403 Fleece Flower Drive. Owner had several disparaging complaints against the board and reported the uneven concrete sidewalk area in front of 402 and 404 Fleece Flower Drive. Proposal received from FSC in the amount of \$3,150 to repair the sidewalk. Board to have a contractor do an assessment of all sidewalk areas and report to Board which areas are considered a trip hazard.
Notification to be sent to owner indicating Board's actions. Additionally, notification will have verbiage to the effect for owner to be professional when submitting requests to the Board and refrain from disparaging remarks against the Board, and Abaris staff in general. The Board is professional to all responses submitted and appreciate professional decorum in return. This will be the second notification from the Board to the owner regarding professional behavior and responses. Board members **are volunteers** who serve the community and are offended by some of the unfounded remarks.
- Old/New Business:
- **Board reviewed and approved** the 2023 Landscape renewal contract for FSC. New contract price was reflected in the approved 2023 budget. Total renewal amount is \$65,164.00.
- Board reviewed the different options for new trash cans in the community. **Board declined** at this time for the need to purchase new trash cans.
- Henry provided an update on the retaining wall behind the 600 block of Suffield Drive. CSG Engineering reviewed the wall. They will need to go 10 feet back into some homes. Owners were notified they will be going into their back lawns to assess the work to be done. Board asked Henry a date as to when we can receive bids from the all three contractors. Henry indicated they are waiting for Miss Utility to mark it up for any electrical areas that need to be assessed. Once input is provided, the Engineer will provide a whole bid package.
- Board member shared someone dumped furniture items in the common island in front of 202 Lazy Hollow Drive. Pictures will be sent to Henry to arrange a pick up. She also shared 202 Lazy Hollow Drive has dumped items

in the common areas behind the house. They managed to drive a car in the back and dump items in the common areas. Letter to be sent to owner.

- Dorian indicated 210 Twisted Stalk were informed to fix their siding as it had two different colors. The owner power washed the siding instead and indicated the two colors were there for 20 years and requested the fine be waived. **Board declined the waiver** and requested Abaris respond that they need to paint the other siding pieces the same color as the rest of the siding or have those different colored pieces replaced. **They are given to the end of November 2022 to fix it.**
- Board member briefed Board on the disease, "Gloomy Scales", that is affecting the Maple trees in the community. Treatments are effective to combat the disease. Two times a year is the treatment schedule. (one in the Fall and one in the Spring). S/P recommends we reach out to the City of Gaithersburg Arborist to obtain their recommendations for treatment once they evaluate the trees. President, noted in the future to pick trees less susceptible to Gloomy Scales. **Abaris to contact City of Gaithersburg Arborist for his/her recommendations. Abaris to share research conducted by Dorian.**
- Social Committee Coordinator briefed Board to have a Holiday Lighting Decoration Contest. The winner to receive \$75.00 and a certificate for best decorations. Second and third place honorable mentions and certificates to be distributed as well. Flyers to be made and posted in the community. **Board approved the \$75.00 cash award.**
- Board member reported the Realtor, Robert Garcia, left advertising hangers on owner's railings and were found in the streets. Board requested for Abaris to send him a no solicitation notice and to suggest posting on Mailboxes instead and to remove them in a timely fashion.
- Regular meeting adjourned at 8:18 pm.