

AMBERFIELD HOA MINUTES OCTOBER 18, 2018

Present: David, Michael, Gerald, Margarita, Nelida, Gaston, and Shireen and Henry from Abaris.

- Meeting called to order at 7:03 p.m.
- Board reviewed and **approved** the September 20, 2018 Board meeting minutes.
- Board reviewed and **approved** the revised 2019 budget spreadsheet and cover memo Shireen drafted that will be mailed to all owners. The 2019 budget is revised to reflect a 10% increase in light of the Declaration provision that limits the amount of fees Board is authorized to make.
- A notice was sent to all homeowners announcing the Annual Meeting to be held October 18, 2018 provided that the 25% quorum requirement was met. Quorum was not met (need at least 99 people from the 395 townhomes to hold annual meeting). Board listened to attending resident's concerns. Various owners requested clarification on increasing fees for the Retaining wall project. President and Property Manager explained process and the need to replace some of the deteriorating retaining walls with longer lasting materials. Several bids from Engineers were reviewed by Board. The selected Engineer then sought bids on our behalf for contractors to perform the actual project which the Board reviewed. Previous minutes on the MyAmberfield.com website can be accessed to better understand process. Engineer and Reports Reserve Study are available upon request by Abaris.
- Owner requested a quicker turnaround time to his door request. Specifically, he requested door color guidelines on acceptable colors to paint his door. **Abaris to forward to our Website the color guidelines for doors to better communicate the color selection process to the community.**
- Board reviewed the 2 options from the Retaining Wall and Fencing Replacements Contract Modifications memo from Construction Systems Group, Inc. (GSC) which was pared down to coincide with the HOA's revised budget. The primary differences between the options is the number of walls to be worked on and the construction material for the walls. Option 2 includes 9 walls with Redi-Rock and SRW materials. RediRock (Ledgestone) offers an increased service life, application in "property-line" walls and aesthetics. SRW wall (Anchor Diamond Pro PS-Victorian) The cost is \$784,200.00. Motion made and **approved** by Board to take option 2 and execute an AIA contract.
- 127 Lazy Hollow Drive's request (end unit) to leave receptacle by the side of house was **denied** by Board with one abstaining. Residents whose townhomes are located in the middle without garages have to take their trash receptacles back through the townhomes to store in their backyards. HOA guidelines mandate **trash receptacles should not be visible from street or adjoining lots.**
- Owner of 210 Twisted Stalk Drive requested Board to select color for his deck as individual was cited for painting deck white. Owner provided several colors he had circled and wanted the Board to choose one. Board selected the color Fallow as one of the colors that will conform in accordance with HOA governing documents.
- The 2017 Draft Audit was **approved** by Board with one abstaining.

- Board reviewed memo sent to Tom Durrer of Union Bank providing financial documentation he requested in order to revise the commercial loan terms due to the 10% fee increase cap. Union Bank still approved the loan and offered a revised commitment letter which has been executed by David Rosen on behalf of the Board. Loan documents are currently under review by the HOA's legal counsel. The Board unanimously **approved** the \$750,000 commercial loan from Union Bank.
- Board reviewed email from resident expressing concerns regarding other residents using her trash can to dispose of their dog's waste. Board requested Abaris send out another reminder to be included in the budget mailing. Additionally, notice will be placed on website.
- Board reviewed and **approved** 128 Lazy Hollow Drive's request for a handicap parking space to be designated near home. Individual provided MVA approved handicap placard. However, designated handicap space is not a reserved space for individual according to HOA governing guidelines.
- Board tabled Continental Pools Proposal of pool repairs until Spring 2019. **Board to provide list to Abaris of items needing to be addressed as Continental is on a probationary period.**
- Motion made and approved to **deny** 302 Leafcup Road's request to have Pine Tree removed. Arborist confirmed the tree itself is perfectly healthy. Board agreed to have tree extensively trimmed. Abaris to check with FSC, Landscaping company, for a quote on scope of work. Original quote to have tree removed was \$1,975.00.
- Motion made and **approved** by board for FSC to trim the oak tree at 204 Leafcup Ct (\$460.00) and a maple tree at 201 Twisted Stalk (\$250.00).
- Board reviewed 810 Suffield Drive's request to waive the ACC citation requiring replacement of the mismatched shutter. Board reviewed shutter in question and motion was made and approved to waive citation. Shutter is close to the other shutters in physicality and color and does not distract from overall appearance.
- Board reviewed 11 Lazy Hollow Way's request of an extension to spring-summer 2019 to complete the ACC citation to restore the deteriorated portion of the window trim. Motion made and approved by Board to **deny** request.
- 225 Lazy Hollow Drive complied in removing AC unit from exterior upper window. Hearing not needed.
- Abaris to have other landscaping companies for Board to review next month.
- Next Board meeting and Annual meeting to be held Thursday, November 15, 2018.
- Motion made and **approved** to adjourn at 10:00 p.m.