

Amberwood Homeowners' Association, Inc.
Board of Directors Meeting
Minutes

Wednesday, August 14, 2013
1528 Amberwood Loop
Kyle TX, 78640

Call to Order: Director Hervol called the meeting to order at 5:31 pm.

Roll Call: Diane Hervol, Walter Smith Jr, Alex Correa (absent). Tracey Porter representing RealManage.

Owner Communication:

- **Lifeguard Complaint:** One homeowner present made complaint to the board regarding their dissatisfaction with the current lifeguard's and gate monitors. Both have been caught by residents on their cell phones when sitting at the front gate, and not properly signing in residents or acknowledging their arrival. One incident the resident had to offer first aid to elderly woman who slipped and fell. It was also reported that the mother of a lifeguard was at the pool, and was defending the lifeguards and their actions.

Approval of Minutes:

- Motion made by made by Director Smith to approve the meeting minutes from June and July 2013. Motioned seconded by Director Hervol. Motioned passed unanimously.

Management Report:

- Ms. Porter went over the financials for July. Ms. Porter is to verify if the AR has gone down from the previous months report.

Old Business:

- **Pool Vendor:** Board agreed that the maintenance of the pool is spot on, and Lifeguards4Hire is doing a great job. The board discussed the Lifeguards and complaints received from residents.
- **Landscapers:** Board decided to wait till spring 2014 to wait to have the new bed done around Windy Hill monument sign. Board discussed the additional cost of mowing for the deck of the retention pond. Board agrees that if landscapers are mowing the retention pond according to the schedule of twice a month, the deck would not require additional mowing. Board request Ms. Porter to follow up on credit for lost mowing of the retention pond in May 2013. The board also pointed out the retention pond had not been mowed twice in July as per the schedule.
- **Monarch – Black Fire Hydrants:** Director Hervol discussed that Monarch wants to paint the fire hydrants in beginning of September and would like to know what color to paint them. Director Hervol also stated Monarch is looking to have a unveiling ceremony for after they paint they hydrants.

New Business:

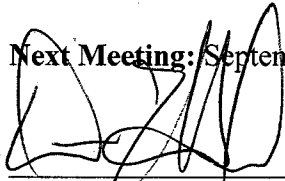
- **2014 Budget:** Ms. Porter discussed with the board that we are starting the 2014 budget process, and wanted to know if there are any special projects the board would like to budget for. Board discussed the Windy Hill monument bed for around the sign, slurry sealing of pool parking lot, painting of light the post, new pool furniture, and granite fill for walking trail.

Summary Executive session:

- Board discussed requests for payment plans, and removal late fees.
- Board discussed deed restriction violations, and removal of any owners request for fine removal.
- Board discussed referral of two accounts to the attorney for further collections.
- Board discussed owners request for settlement of account that is with attorney.

A motion was made by Director Hervol to adjourn the meeting at 6:20 pm. Motion seconded by Director Smith. Motion passed unanimously.

Next Meeting: September 11, 2013



Diane Hervol, President

9/11/2013

Date