

Amberwood Homeowners' Association, Inc.

Board of Directors Meeting

Minutes

Wednesday, January 15, 2014

218 Amber Oak

Kyle TX, 78640

Call to Order: Director Hervol called the meeting to order at 6:00 pm.

Roll Call: Diane Hervol, Walter Smith Jr, Judy Moss. Kristi Hamann representing RealManage.

Owner Communication: 140 Maplewood S – land behind the fence has a tree that has fallen and is now pushing against the homeowner's fence. Director Hervol is going to get in contact with the City. Director Hervol is going to be talking to the Chief of Police and request them to patrol more as residents/guest are speeding on Maplewood S around 5:15pm - 5:30pm.

Approval of Minutes:

- Motion made by Director Hervol to approve the meeting minutes from December 11, 2013. Motioned seconded by Director Smith. Motioned passed unanimously.

Management Report:

- Financials for December were discussed.

Old Business:

- **Pool Update:** Board reviewed 3 paving bids for the pool parking lot. Two of the three bids need to be revised as the board is looking for an overlay of the parking lot and not having it completely redone.
- **Update on landscaper:** The board unanimously approved an additional \$200 expense for the landscapers to put down a weed barrier around the back sign. RealManage is to ask the landscapers to pick up the trash around the walking trail when they are mowing. The landscapers are working up an estimate of how much they owe the HOA for the mows they did not receive. They will let the HOA know and credit account. RealManage is to get a cost on replacing the tree at the end of the pool parking lot (wanting shade).
- **Update on walking trail:** Work on the walking trail will start soon.
- **Landscaping updates/discussion of various complaints on common area:** No action.
- **Update on Xeriscaping Policy:** No action.

New Business:

- **Discussion of RFP for Pool Maintenance/Lifeguarding:** No action.
- **Purchase pool furniture for 2014:** Board is going to be reviewing vendors.
- **Solar Policy:** No action.

Other: Director Hervol is working on the rain barrel policy draft. RealManage is to make sure the inspector is sighting for holiday decorations.

Executive session: 6:45pm – 7:01 pm Discussion of delinquent accounts. No actions.

A motion was made by Director Moss to adjourn the meeting at 7:33pm second by Director Smith.

Next Meeting: February 12, 2014