

BOARD MEETING OF THE COMMUNITY OF AMBERWOOD HOMEOWNERS ASSOCIATION, INC.

FEBRUARY 12, 2014 @ 6:00PM
1528 Amberwood Loop, Kyle TX 78640
MINUTES

Called to Order at: 6:01pm

- 1) Roll Call – Directors present at the meeting were Diane Hervol, Walter Smith Jr, and Judy Moss. Representing RealManage was Community Association Manager Tom Ellis.
- 2) Owner Communication – no owners present.
- 3) The minutes from the January 8, 2014 meeting were approved as written. The motion was made by Director Hervol, and seconded by Director Moss. Motioned Carried.
- 4) Management Report – December Financials were discussed by Manager Ellis. Manager Ellis will have the \$1471 landscaping invoice re-classed to Landscape - Improvements
- 5) Unfinished Business
 - a) Update on pool – Manager Ellis will speak to the landscaper regarding use of the facilities at the pool. Manager Ellis will get price for clamp repair before vendor is dispatched. A motion was made by Director Smith and seconded by Director Moss to approve the Contractors Asphalt estimate for \$2,450.00.
 - b) Update on landscaper – the sign at the back is complete, an estimate was provided for replacing the tree at the pool. Director Hervol will provide the estimate to the Beautification and Landscape Committee to provide a recommendation for a replacement tree.
 - c) Update on walking trail – will start and finish the project next week.
 - d) Landscaping updates / discussion of various complaints on common area - Board is unhappy with the service from the landscape. The retention pond at Windy Hill needs to be mowed. Trash needs to be picked up at Cherry Wood.
 - e) Update on Xeriscaping Policy – Director Hervol will work on putting a draft together.
 - f) Discussion of RFP for Pool Maintenance / Life Guarding - Director Hervol is putting together an RFP for a new pool vendor and lifeguard vendor.
 - g) Purchase pool furniture for 2014 – Board will try to have a decision by next meeting.
 - h) Solar Policy – a motion was made by Director Smith and seconded by Director Moss to forward the Solar Policy and the Rain Water Recovery Device Policy to the attorney for review and recordation.
- 6) New Business
- 7) Executive Session
 - a) Excuse all Homeowners – no homeowners present.
 - b) Homeowner Delinquencies – the Board reviewed the delinquencies
 - c) Deed Restriction Violations – not discusses
 - d) Referrals to Attorney – referring one account to the attorney for collections.
 - e) Anticipated / Pending Homeowner Disputes
- 8) Adjournment at 7:19p.m. by a motion made by Director Smith and seconded by Director Moss. Motion carried. Next meeting date is March 12, 2014 @ 212 Amber Ash, Kyle TX 78640

(866)4-RealService (866-473-2573) - Fax (866) 919-5696
Email: amberwoo@ciramail.com

DRAFT