

BOARD MEETING OF THE COMMUNITY OF AMBERWOOD HOA, INC.

February 11, 2015 at 6:00PM
1528 Amberwood Loop, Kyle TX 78640
AGENDA

Called to Order at 6:07pm

- 1) Roll Call – Directors present were Diane Hervol and Stephen Vacek. Director Walter Smith was present via telephone. Representing RealManage was Senior Community Association Manager Tom Ramirez Boldo.
- 2) The minutes from the January 14, 2015 meeting were approved as written.
- 3) Reports from Officers
 - a) Monarch will be installing the meter by the trees in the next two to three weeks.
 - b) The Ladies of Amberwood will be coming to the Board shortly with the donation of a bench to be installed at the pool.
- 4) Reports from RealManage – Manager Ramirez Boldo gave a brief description of the HOA's financials.
- 5) Unfinished Business
 - a) Old Pool Furniture – Director Hervol will be listed the old pool furniture for sale to the neighborhood and then post what is left on Craigslist. The table and chairs will go for about \$100 and chaise lounges around \$25.
 - b) Pool Maintenance Service Contract – The Board liked the estimate from Austin Pool Pros. Director Hervol will call their references and then will proceed from their. The Board would like to negotiate the issue of chemicals in the contract.
- 6) New Business
 - a) RealManage Contract – No decisions were made at this time.
 - b) Fine and Flag Policy – Director Hervol will send Manager Ramirez Boldo the Flag Policy and the Rain Barrel policy. Manager Ramirez Boldo will have the attorney check to see if they have already been recorded, and if not will have them record the policies and upload them to the portal.
 - c) RFP Landscape Service Contract – Director Hervol is still working on the RFP and will send to Manager Ramirez Boldo when complete. She has some vendors in mind that she would like to be in the bidding process.
 - d) Homeowner Forum
 - i) One homeowner came bring up the issue of barking dogs on Maplewood N. She would like to see that addressed. Director Hervol reported that she has called animal control in the past. City of Kyle noise ordinance is in effect from 10pm to 7am.
 - ii) Homeowner had concerns about the legitimacy of the water meter reads. Director Hervol recommended homeowners who feel that their usage levels

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are incorrect should take their own meter reads regularly and give the logs to her. She will address the issue with Monarch.

- 7) Executive Session
 - a) Collection Accounts – The Board referred two accounts to the attorney for collections.
 - b) ACC Review – No accounts were discussed.
 - c) Deed Restriction Violations
 - i) The Board agreed to waive a fine for a homeowner on Firwood N.
 - ii) The Board agreed to waive a fine for a homeowner on Ashwood N.

- 8) Adjournment at 8:40p.m.

Next Meeting Date: March 11, 2015 at 6:00pm at 296 Maplewood S, Kyle TX 78640