

BOARD MEETING OF THE COMMUNITY OF AMBERWOOD HOMEOWNERS ASSOCIATION

March 13, 2014 @ 6:00PM
212 Amber Ash Dr, Kyle TX 78640
AGENDA

Called to Order at 6:00pm

- 1) Roll Call – Directors present were Walter Smith, Judy Moss, and Diane Hervol. Representing RealManage was Director of Community Association Management Tom Ellis.
- 2) The minutes from the February 12, 2014 meeting were unanimously approved as written by a motion made by Walter Smith, seconded by Judy Moss.
- 3) Reports from Officers – Director Hervol discussed the pink flamingos that were put in her yard (not by her) as part of a fundraiser and they will be removed Sunday. She did report herself as a violation. Director Smith spoke with Josiah (Sunterra) recently about the bathrooms at the pool and the tree that needs to be replaced. He also spoke with Josiah about the service for the walking trail next year.
- 4) Reports from RealManage – Manager Ellis briefly discussed the association financials. A motion was made by Director Moss to approve the interfund transfer. The motion was seconded by Director Hervol and the motion carried.
- 5) Unfinished Business
 - a) Finalize pool vendor RFP – Director Smith made some corrections to the RFP. Director Hervol will edit the document with the changes, send it to the Board for approval, and then send to Manager Ellis.
 - b) Update on walking trail – the Board likes the way the walking trail looks.
 - c) Update on pool parking lot paving – the Board likes the way the parking lot looks.
 - d) Landscaping & lights at front entries – Director Moss will obtain one bid for mulch around the bushes and monument sign area. Manager Ellis will obtain a bid as well. Manager Ellis will ask RealMaintenance to update their bid to a timer instead of a sensor. Manager Ellis will find out when the last time the sprinkler system was checked and is it ready to be turned on.
 - e) Finalize tree purchase for pool area – the beautification committee is coming up with a recommendation for the tree replacement. The Board will meet Saturday, the 21st at 9AM at the pool to finalize this item.
 - f) Finalize pool furniture purchase - The Board will meet Saturday, the 21st at 9AM at the pool to finalize this item.
- 6) New Business
 - a) Management Contract and Fees – Director Hervol discussed the Conveyance and Resale Disclosure Fees that are charged by RealMaintenance. No decisions or motions were made.
 - b) Garage Sales – Director Hervol brought up the the April garage sale is currently scheduled during the same time as the 5K run. The Board will organize a garage sale for April 12th. The Board will get with Manager Ellis about ordering some signs.
 - c) Homeowner Communication

- i) Broken Tile at the pool – Manager Ellis will get RealMaintenance to give a price to repair.
- 7) Executive Session was entered into at 6:57pm.
- a) Collection Accounts – The Board unanimously voted to file a lien on one account if not lien currently exists.
 - b) Homeowner Request/Pending Legal Issues – None at this time.
 - c) ACC Review – The Board unanimously voted to approve one landscape request and to deny one shed request.
 - d) Deed Restriction Violations – The Board unanimously voted to deny the waiving of fines for one account.
 - e) Other Confidential Matters – none at this time.
- 8) Adjournment at 7:25p.m by a motion made by Director Hervol and seconded by Director Moss, motion carried unanimously.

Next Meeting Date: April 10th at 6pm at 1528 Amberwood Loop, Kyle TX 78640.

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