

# BOARD MEETING OF THE COMMUNITY OF AMBERWOOD HOA, INC.

March 11, 2015 at 6:00PM  
1528 Amberwood Loop, Kyle TX 78640  
MINUTES

## Called to Order at 6:01pm

- 1) Roll Call – Directors present were Diane Hervol and Walter Smith Jr. Director Steven Vacek was late. Representing RealManage was Senior Community Association Manager Tom Ramirez Boldo.
- 2) The minutes from the February 11, 2015 meeting were approved as written.
- 3) Reports from Officers
  - a) Director Hervol reported that Bartlett Tree Service stated that they feel that the transplanted trees are doing fairly well. She also reported that the meter has not yet been installed. Monarch says they have not received the paperwork for the meter. Manager Ramirez Boldo emailed the paperwork to them on the February 11<sup>th</sup>. Director Hervol will follow up with Monarch.
  - b) Director Smith reported on a sidewalk issue at the Skybeck Construction site.
- 4) Reports from RealManage – Financials were not available at the time.
- 5) Unfinished Business
  - a) Old Pool Furniture – Director Hervol will start on this in the next couple of weeks.
  - b) Pool Maintenance Service Contract – Director Hervol called all three references for the pool vendor and nothing bad was reported. However there was a report of an incident at Waterleaf regarding the pool. The manager at Waterleaf stated that the vendor did a good job, and she felt the incident in question was not the lifeguard or vendor's problem. The Board approved the bid from Austin Pool Pros. Director Hervol will execute the contract and send it to Manager Ramirez Boldo.
- 6) New Business
  - a) RealManage Contract – Director Hervol will send comments to Manager Ramirez Boldo this week.
  - b) Fine and Flag Policy – The Fine Policy has been recorded, however the Flag, Rain Barrel, and Solar policies have not been recorded. The Board made a motion to have all three recorded. Manager Ramirez Boldo will ensure that all policies are sent to Linda Freeman for the Website. Manager Ramirez Boldo will also ensure that they are all visible to the Residents on the Resident Portal.
  - c) RFP Landscape Service Contract – Director Hervol will send the RFP to Manager Ramirez Boldo along with some vendors she would like to bid.
  - d) Homeowner Forum

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- i) Director Hervol reported that the City Attorney is no longer with Kyle and the High-Tek Auto issue is now with the Police Chief. Director Hervol would like to discuss this at the next community meeting. Director Hervol also reported that the City will begin ticketing for illegal parking in the community. Director Hervol will investigate speed limits and “Child At Play” speed limits in the community.
- 7) Executive Session
- a) Collection Accounts
    - i) The Board met with one owner regarding their collection account. The Board agreed to enter into a payment plan with the owner.
    - ii) The Board approved two resolutions for collections for an owner on Amber Ash and one on Cherrywood. Manager Ramirez Boldo will date the resolutions and send them to attorney with minutes
    - iii) The Board voted to refer three accounts to the attorney for collections – one owner on Maplewood S, one on Poplarwood Dr, and one on Amber Ash.
  - b) ACC Review – No motions made at this time.
  - c) Deed Restriction Violations – No motions made at this time.
- 8) Adjournment at 7:27p.m.

Next Meeting Date: April 8, 2015 at 6pm at 1528 Amberwood Loop.