

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

**April 8, 2014 at 6:00PM**  
**1528 Amberwood Loop, Kyle TX 78640**  
**MINUTES**

## **Called to Order at 6:00pm**

- 1) Roll Call – Directors present were Judy Moss, Walter Smith, and Diane Hervol. Representing RealManage was Director of Community Association Management Tom Ellis.
- 2) The minutes from the March 13, 2014 meeting were approved as written, by a motion made by Director Smith, seconded by Judy Moss, and the motion carried.
- 3) Reports from Officers –
  - a) Director Smith introduced TLC Preschool, who presented a presentation on their BBQ Chili Cook-off event coming up and requested the Board help them bring the community together and get them involved in some events. The Chili Cook-Off is to raise money for a playground for the preschool. TLC also requested to mutually advertise for each other on each other's websites. The Board had reservations about participating in a fundraiser to raise money for a "for profit" business and wanted to be sure the company is non-profit.
  - b) Director Smith reported that the pool area looked good. There may be some tile up in the attic, which is accessed via the pump room.
  - c) Director Hervol mentioned that the landscapers did not mow the entrance monuments the past two weeks. It was mowed today.
- 4) Reports from RealManage -
- 5) Unfinished Business
  - a) Landscape lighting bid – Director Hervol wants to see if the apartment complex will chip in for the lights at the south monument sign. Manager Ellis will contact the apartment complex. The Board approved the proposal from RealMaintenance for \$1319.32. Manager Ellis will ask the apartment complex for \$330 to contribute to the lights on their side.
  - b) Bids for mulch & plants at entrances – The Board has two bids for the mulch, one from RealMaintenance and one from Randal's. Manager Ellis will contact both vendors for more information and to get comparable bids.
  - c) Pool repairs (masonry and tile) – The Board approved the estimate from RealMaintenance for the tile repair at the pool. Director Smith will find out if there is tile in the attic of the pool.
  - d) South monument sign repairs – Manager Ellis has a mason providing an estimate for the monument sign and pool pillar repairs.
  - e) Pool and landscaping RFPs – Director Hervol will send RFP and Manager Ellis will send it out to three companies.
  - f) Review landscape vendor – The current landscape company's contract expired 4/1/2014. Manager Ellis will coordinate a special meeting with Sunterra and the Board on the 16<sup>th</sup> of April at Director Hervol's home at 5:30pm. Manager Ellis will get Josiah and the regional manager.
- 6) New Business
  - a) Irrigation system repair bid – Manager Ellis will get two more bids for the irrigation repairs.

- b) Irrigation system at bed area of Windy Hill monument sign – the Board has tabled this for now.
  - c) Community wide garage sales – Garage sale signs will be put out the Friday night before the event. The community will have three garage sales this year, April 12<sup>th</sup>, September 6<sup>th</sup>, and October 4<sup>th</sup>.
  - d) Homeowner Forum –
    - i) Linda Freeman asked the Board about advertising for area wide events in the community newsletter and Facebook.
- 7) Executive Session
- a) Collection Accounts – A motion was made by Director Moss and seconded by Director Smith, to send three accounts to the attorney. The motion carried.
  - b) ACC Review – Reviewed open requests.
  - c) Deed Restriction Violations – reviewed the DRVs and no actions were taken.
  - d) Other Confidential Matters – none at this time.
- 8) Adjournment at 7:52p.m.

RealManage  
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