

BOARD MEETING OF THE COMMUNITY OF AMBERWOOD HOA, INC.

April 8, 2015 at 6:00PM
1528 Amberwood Loop, Kyle TX 78640
MINUTES

Called to Order at 6:00pm

- 1) Roll Call – Directors present were Diane Hervol and Steven Vacek. Director Walter Smith Jr was absent. Representing RealManage was Senior Community Association Manager Tom Ramirez Boldo
- 2) The minutes from the March 11, 2015, meeting were reviewed and a motion was made to correct the minutes to show Steven Vacek was late, not absent. The motion carried..
- 3) Reports from Officers
 - a) Director Vacek reported on the issues with Hi Tech and said he would follow up to ensure things were moving along with TCEQ. Director Hervol explained that the HOA will need to go before the City when the salvage yard tries to have their land re-zoned. If they do become a proper salvage yard they will need to erect a 10 foot fence. No motions were made.
 - b) Director Hervol took down the neighborhood watch sign and asked that Manager Ramirez Boldo order a new one if the City does not require they be purchased from them. She also reported some graffiti tagging in the neighborhood. A report was filed with the City and Director Hervol is going to get both culverts painted to cover the graffiti. Director Hervol stated that the trees at the retention pond are doing fine, according to the arborist. A rabid bad was found in the neighborhood and was reported to the Board by Animal Control. Director Hervol will send out a notice to the HOA.
- 4) Reports from RealManage – Manager Ramirez Boldo reported that the new financial reports have not been posted yet.
- 5) Unfinished Business
 - a) Old Pool Furniture – The ad for the furniture will be posted first to the Amberwood residents and then whatever is left will be posted to Craigslist. This will be done this week.
 - b) RealManage Contract – was adopted by the Board after Director Hervol negotiated an additional newsletter mailed out at no additional price. The contract will be for one additional year.
- 6) New Business

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- a) New Policies – the policies were signed and delivered to the HOA's attorney. Once they are recorded they will be uploaded to the Resident Portal and emailed to Linda Freeman for posting on the Amberwood website.
 - b) RFP Landscape Service Contract – Director Hervol worked on the RFP and will have it finished by the end of the weekend, send it to the rest of the Board for approval, and then to Manager Ramirez Boldo.
 - c) Homeowner Forum
 - i) One homeowner brought some questions regarding painting her home. No motions were made. The same homeowner also wants to reseed the lawn. He was notified to let RealManage know so that we can put in a temporary variance in the system.
- 7) Executive Session
- a) Collection Accounts – The Board voted to refer two accounts to the attorney for collections: one home at Pecanwood N and one home at Firwood S.
 - b) ACC Review – The Board reviewed four requests and approved one. Two requests are still pending additional information and one is pending review from the Board.
 - c) Deed Restriction Violations – The Board met with one homeowner from Ashwood N regarding his Deed Restriction Fines. The Board voted to offer a one time waiver of his last fine.
- 8) Adjournment at 7:52p.m.

Next Meeting Date: May 13, 2015 at 6pm @ 296 Maplewood S