

BOARD MEETING OF THE COMMUNITY OF AMBERWOOD HOA, INC.

May 14, 2014 at 6:00PM
218 Amber Oak Dr, Kyle TX 78640
AGENDA

Called to Order at 6:00pm by Diane Hervol

- 1) Roll Call – Directors present were Diane Hervol, Judy Moss, and Walter Smith. Representing RealManage was Director of Community Association Management Tom Ellis. Representing Sunterra Landscape Services was Senior Account Manager Josiah Longbons and Branch Manager Matt Saulsgiver.
- 2) The minutes from the April 08, 2014 meeting were approved as written by a motion made by Walter Smith and seconded by Judy Moss, and the motion carried.
- 3) Reports from Officers – Director Hervol asked if the fine schedule is working as it was intended, and it is.
- 4) Reports from RealManage – Manager Ellis briefly discussed the May financials.
- 5) Unfinished Business
 - a) Review RFPs for Pool Vendor – The Board reviewed the RFPs and will make a decision tomorrow and let Manager Ellis know. Director Smith made a motion to approve the Cruzin' Aquatics bid with changes, seconded by Director Moss, and the motion carried. The pool will be open on May 24, 2014 from 9am to 8pm.
 - b) Pool Opening – RealMaintenance completed the pool opening procedures at a cost of \$266.87, including putting out the furniture, power washing the furniture, power washing outside areas, and general clean up.
 - c) Irrigation Repairs – Sunterra will provide more information regarding their estimate for repairs. The Board has tabled this issue until more information is provided by Sunterra.
 - d) Mulch Bids – Director Moss made a motion to approve the RealMaintenance bid for mulch services, seconded by Director Smith, and the motion carried. RealMaintenance needs to coordinate the installation of the plants because they have not been purchased yet. Director Hervol will let Manager Ellis know when the plants have been purchased and Manager Ellis will coordinate installation with RealMaintenance.
- 6) New Business
 - a) Discuss landscaping needs
 - i) Director Hervol asked Sunterra if they have been billing the HOA for the services in the past two months even though the HOA feels the work has not been done. Sunterra replied that they have been billing regularly. Sunterra asked if the Board would like the grass mowed even when the grass does not need to be mowed, and the Board replied that they would. Director Moss pointed out that even if the bottom of the retention pond cannot be mowed, due to being wet, the areas around the retention pond should be mowed. Sunterra agreed with that statement. Sunterra will follow up with their irrigation specialist to find out why so many heads are damaged, why two rain sensors are needed, and additional information.
 - b) Homeowner Forum – no issues at this time.
 - i) The board made a motion to approve the insurance renewal at a savings of approximately \$5, and the motion was approved.

7) Executive Session

- a) Collection Accounts – Director Hervol made a motion to send two accounts to the attorney for collection, seconded by Director Moss, and the motion carried.,
- b) ACC Review – One ACC request was denied.
- c) Deed Restriction Violations – A tenant, on behalf of the homeowner, addressed the board regarding his deed restriction fines and feelings why he should have his \$100 fine waived. Director Smith made a motion to wave the fine, and the motion was not seconded, and the motion did not carry.

8) Adjournment at 8:03p.m.

Next Meeting Date: June 11, 2014, from 6pm to 8pm at 212 Amber Ash.

RealManage
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