

BOARD MEETING OF THE COMMUNITY OF AMBERWOOD HOA, INC.

May 13, 2015 at 6:00PM
1528 Amberwood Loop, Kyle TX 78640
AGENDA

Called to Order at 6:2-pm

- 1) Roll Call – Directors present were Diane Hervol and Walter Smith. Director Steven Vacek was absent. Representing RealManage was Senior Community Association Manager Tom Ramirez Boldo.
- 2) Reading and disposal of unapproved minutes – this issue was tabled until a quorum of the members present at that meeting are present to review.
- 3) Reports from Officers
 - a) Director Smith reported that homeowners have been requesting real grass at the Windy Hill monument sign. At this time the HOA does not have irrigation to water real grass.
 - b) Director Hervol reported
 - i) that the arborist stated that the tree with leaves is doing better than the other one, which may be dead. The dead one can be removed without damaging the other.
 - ii) that she spoke with PEC regarding a light at the crossover at the walking trail. PEC says that the HOA needs to get approval from the City to trench for the connection. PEC will help with installing the light.
 - iii) that the water meter is now installed, however they did not install a hose bibb. A plumber can do this while making repairs to the toilet at the pool.
 - iv) That Wes from Skybeck stated that the sidewalk at the apartments will be repaired in about two weeks. Until then, the sidewalk is closed and should not be used.
 - v) That the City was present and told High-Tech that they need to clean up the lot. They are still draining oil from vehicles on the lot. High-Tech is looking to have some re-zoning done in their favor for the piece of land between the community and him. It is currently zoned as warehouse. The HOA needs to determine which zoning is most preferable for the area.
- 4) Reports from RealManage – Manager Ramirez Boldo gave a brief description of the financials.
- 5) Unfinished Business
 - a) Old Pool Furniture Status – Director Hervol sold three chaise lounges for \$50 each and one table and four chairs for \$100, for a total of \$250. Three chaise lounges, two tables, and seven chairs remain. Director Hervol will put those on Craigslist or possibly investigate for scrap metal.

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- b) RFP Landscape Service Contract – Director Hervol has distributed the Draft RFP to the Board and Manager Ramirez Boldo.

- 6) New Business
 - a) Homeowner Forum – No homeowners were present at this meeting.

- 7) Executive Session
 - a) Collection Accounts – The Board discussed waiving legal fees for one home on Firwood N and voted against waiving the fines. The Board voted to refer two homes to the attorney for collection. The home are on Cherrywood and Amber Ash.
 - b) ACC Review – No items to discuss at this time.
 - c) Deed Restriction Violations – No accounts referred at the times.

- 8) Adjournment at 7:57p.m.

Next Meeting Date: June 10, 2015 at 6pm at 1528 Amberwood Loop, Kyle TX.