

BOARD MEETING OF THE COMMUNITY OF AMBERWOOD HOA, INC.

July 9, 2014 at 6:30PM
1528 Amberwood Loop, Kyle TX 78640
MINUTES

Called to Order at 6:31 by President Diane Hervol.

- 1) Roll Call – Present at the meeting was Director Diane Hervol. Director Walter Smith was present via telephone. Director Judy Moss was arrived for the executive session. Representing RealManage was Director of Community Association Manager Tom Ellis
- 2) The minutes from the May 14, 2014 meeting were approved as written by a motion made by Director Moss and seconded by Director Smith.
- 3) Reports from Officers
 - a) Director Hervol - Landscape lights at the front are not turning off again. Sensor may need to be moved to a brighter location or the timer needs to be adjusted. Sprinklers need to be adjusted per the new no-watering restrictions and more information about the repairs needed. Director Hervol will contact Jude at Sunterra regarding their use of the restrooms at the pool and to see if a breakdown of the common area charges for semi monthly mowing, and to request a different foreman than Josiah Longbons. Manager Ellis will work with Director Hervol to investigate installation of bike racks at the community pool.
 - b) Landscapers are not treating for ants anywhere and are not weed eating at the trail retention pond, as outlined in the contract. Manager Ellis will contact Sunterra to have this completed.
- 4) Reports from RealManage – Manager Ellis presented the association's financials.
- 5) Unfinished Business
 - a) Pool Status & Furniture – Director Hervol will send new pool company info to Manager Ellis for ordering furniture.
 - b) Monument Sign Repair – Has been completed as of June 7, 2014 and looks good.
- 6) New Business
 - a) Pool supplies estimate – Director Smith suggested not replacing the bulbs in the pool because that did not correct the problem last year. Director Smith has a diagram of the pool and suggested using the diagram he has to see which lights need to be replaced and which ones need to be repaired. The Board has tabled this until next month. Director Hervol will try to pick up the diagram.
 - b) Homeowner Forum
 - i) The Board responded to an email from an owner regarding the purchase of a clock for the pool (will be purchased by Director Hervol) and the addition of a playground area at the trail retention pond. The Board has already been saving for a playground for that area.

- 7) Executive Session
 - a) Collection Accounts
 - i) The Board voted to refer two accounts to the attorney.
 - ii) The Board rejected an owner's request to settle his account for a lower amount. The Board will only accept what he owes.
 - b) ACC Review – The Board denied one request, approved one request, and approved another request with stipulations.
 - c) Deed Restriction Violations
 - i) One resident appeared to dispute his deed restriction violation. The Board agreed to waive one fine.
- 8) Adjournment at 8:07p.m.

Next Meeting Date: August 13, 2014 at 6:00pm

RealManage
c/o COMMUNITY OF AMBERWOOD HOMEOWNERS ASSOCIATION, INC.
9601 Amberglen Blvd #150, Austin, Texas 78729
(866)4-RealService (866-473-2573) - Fax (866) 919-5696
Email: service@ciramail.com