

BOARD MEETING OF THE COMMUNITY OF AMBERWOOD HOA, INC.

August 13, 2014 at 5:30PM
1528 Amberwood Loop, Kyle TX 78640
MINUTES

Called to Order at 5:32pm

- 1) Roll Call – Directors present were Diane Hervol and Judy Moss. Director Walter Smith was absent. Representing RealManage was Senior Community Association Manager Tom Ellis.
- 2) The minutes from the July 9, 2014 meeting were approved as written by a motion made by Diane Hervol and seconded by Judy Moss.
- 3) Reports from Officers
 - a) Director Hervol reported that the ditch on the south east corner of Windy Hill and Cherrywood needs to be mowed. The six foot pass along the fence line is not being mowed consistently. Director Hervol also inquired about a refund for the recent time that they did not come to mow. Trees are being allowed to grow in the drainage ditch. Owners are mentioning that there are ants at the pool and Sunterra needs to be treating for them. Director Hervol will investigate kid friendly ant treatments.
- 4) Reports from RealManage – Manager Ellis briefly discussed the financials.
- 5) Unfinished Business
 - a) Irrigation Repairs- Director Hervol will discuss the Sunterra Irrigation estimate with Judy at Sunterra to negotiate to get the repairs for free. The issue is tabled for now.
- 6) New Business
 - a) Securing the Pool – Director Hervol suggested that all repairs at the pool with vendors other than the HOA's pool vendor need to be coordinated with the HOA's current pool vendor. The code for the lock will need to be changed.
 - b) Manager Ellis will check with Crystal Clear regarding repair of the pool lights.
 - c) Homeowner Forum
 - i) Homeowner reported that the filters at the pool may not be working properly because the water is often cloudy.
- 7) Executive Session
 - a) Collection Accounts – the Board approved three accounts to the attorney for collections. The Board also signed and approved resolutions for two accounts from the HOA's attorney.
 - b) ACC Review
 - i) One owner was present to contest their ACC denial regarding their paint.
 - c) Deed Restriction Violations were discussed and no actions were taken.
- 8) Adjournment at 6:50p.m.

Next Meeting Date: September 10, 2014 at 7:00pm at 218 Amber Oak Dr.

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