

# BOARD MEETING OF THE COMMUNITY OF AMBERWOOD HOA, INC.

September 10, 2014 at 7:00PM  
218 Amber Oak Dr, Kyle TX 78640  
AGENDA

## Called to order at 7:02 by Director Hervol.

- 1) Roll Call – Present were Directors Diane Hervol, Judy Moss, and Walter Smith. Representing RealManage was Senior Community Association Manager Tom Ellis.
- 2) The minutes from the August 13, 2014 minutes were approved as written by a motion made by Director Hervol and seconded by Director Moss. The motion carried.
- 3) Reports from Officers
  - a) Director Hervol reported that landscapers have not mowed per their contract this month. Director Hervol would like the grass cut before a frost comes.
- 4) Reports from RealManage – Manager Ellis reported on the HOA's finances.
- 5) Unfinished Business
  - a) Pool Furniture Status – Umbrellas were delivered already. The rest of the furniture should be coming. Director Hervol will coordinate delivery of the remainder of the furniture to ensure someone is there to receive it. Manager Ellis will look into installing lattice or something of the sort to block people from climbing the columns to get into the pool.
  - b) Irrigation Repairs – Director Hervol will bargain with Sunterra to see if we can get the irrigation repaired for free due to them owing us a credit.
  - c) Pool combo lock code – it is working fine.
- 6) New Business
  - a) Pool light repair estimate – The Board would like to repair the lights and change the way they are wired so that we can tell which light causes the failure when the lights go out. Manager Ellis will ask Crystal Clear to give us a more detailed breakdown of their estimate number 8300. The Board would like to see the labor and parts itemized.
  - b) Homeowner Forum
    - i) Steven Vacek inquired about Halloween and if the association gets busy with trick or treaters. Director Hervol explained that the community does get busy. Steven also requested permission to do a block party on his street. Director Hervol explained that blocking off a street would require City permission. She suggested instead that Steven participate in National Night Out on October 7<sup>th</sup>.
    - ii) Another homeowner inquired about the ACC process. Director Hervol explained that he can get the ACC form from the HOA's website and submit it. Director Hervol also explained that fences can only be 8 feet height unless they are on the outside of the community, facing the highway.
    - iii) Another homeowner mentioned the problem with speeders in the neighborhood. Director Hervol responded that the police department has been out and have stated that people are not speeding and that it only looks fast because the street is short and you are standing still. She suggested the neighborhood get together to request more street signs. The City passed an ordinance stating that an HOA can install speed bumps if they HOA pays for it. The Board would rather spend that money on a playground. He also inquired about the explosions in the quarry and if they can damage the houses. Director Hervol explained that Amberwood is on the fault line. The quarry will be coming to the community to put in seismographs to examine the effects. Director Hervol will pass on these two homeowners addresses to the quarry to check out.
- 7) Executive Session was entered into at 8:09pm.
  - a) Collection Accounts – The Board approved to refer 5 accounts to the attorney for collections.
  - b) ACC Review – The Board voted to approve one ACC request and to deny another.
  - c) Deed Restriction Violations – were reviewed.
- 8) Adjournment at 8:52p.m. The next Board Meeting will be October 8, 2014 at 7pm at 1528 Amberwood Loop. The Annual Meeting will be October 22, 2014 at 7pm with sign-in beginning at 6:30pm Chapa Middle School.

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