

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

December 10, 2014 at 6:00PM  
296 Maplewood North, Kyle TX 78640  
MINUTES

## Called to Order at 6:00pm

- 1) Roll Call – Directors present were Diane Hervol, Walter Smith Jr, and Stephen Vacek. Representing RealManage was Senior Community Association Manager Tom Ellis.
- 2) The minutes from the November 12, 2014 meeting were approved as written.
- 3) Reports from Officers
  - a) Director Hervol – No reports at this time.
  - b) Director Vacek – Reported that the trees that have been moved from the front entrance to the retention pond look good. Director Hervol thinks the landscapers need to straighten out the trees and put the tree bags on them. Manager Ellis will contact Merit about stabilizing the trees and adding the bags.
  - c) Director Smith – No reports at this time.
- 4) Reports from RealManage – Manager Ellis briefly discussed the associations financial reports.
- 5) Unfinished Business
  - a) Pool Repairs – Cruzin' Aquatics attended the meeting to discuss their estimates for pool repairs.
  - b) Manager Ellis will have Crystal Clear go check out the pool to be sure everything on their estimate is needed.
- 6) New Business
  - a) Homeowner Forum
    - i) Craig Wiseman – reported that Hi-Tech Auto has turned their lot into an auto-salvage yard. He has a view of the yard from his back yard. Code Enforcement has been out to tell them they can't have all the cars out there. Director Hervol will check with the City officials about what can be done. Director Vacek will investigate reporting them to the EPA for illegally dumping oil and gasoline on the grounds.
    - ii) Manager Ellis will get a contract with Verizon for phone services to lower the bill.
- 7) Executive Session
  - a) Collection Accounts – The Board voted to refer three accounts to the attorney for collections.
  - b) ACC Review – The Board approved three requests.

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c) Deed Restriction Violations – Two homeowners came to contest their Deed Restriction Violations. Manager Ellis will check on the quote again for taking pictures. The Board agreed to reverse the fine for one homeowner.

8) Adjournment at 8:35p.m.

Next Meeting Date: 6PM on January 14, 2014 at 1528 Amberwood Loop, Kyle, TX 78640.