

AMBERFIELD HOA

Board of Directors Meeting

July 20, 2006

Minutes

Attendance:

Board of Directors:

Evan Meyers
Brenda Bayus
Mo Zainudeen
Wei Yan

Abaris Realty:

Shireen Ambush, Property Manager

Residents:

Five

- The meeting was called to order at 7:00pm
- The June meeting minutes were unanimously approved

Management Report and Action Items:

- 6.l. Late Fee HOA Account 111 TSD (Hwang)
 - Approved by Board to waive late fee
- 6.p. 30-day Extension on Maintenance 105 AL (Hackerman)
 - Extension granted by BOD
- 6.s. Attorney Letter to Owner of 203 TSD (Wade)
 - Renters have vacated
 - However, an email was received from next door neighbor stating that the former tenant broke
- 7.a. Proposal from Playground Specialists
 - \$2760 for 3 tables - \$ to come out of reserves
 - Approved by BOD
 - Keep old tables and move to other areas (and will look at to see if worth refurbishing, or just leave as is)
- 7.b. Proposal from Facility Service – Retaining Wall
 - Board decided to table this issue for now

New Business:

- Concrete Proposal from Toepfer Construction (\$46,420) and Facility Service (\$34,210) to replace damaged sidewalks throughout the community
 - Shireen to check with Michael Greenberg who lives on AFL – if he knows if majority of homeowners in Milton Homes have replaced the PolyB pipes before we spend the money to replace the sidewalks
 - Once his reply is received, Shireen will notify board members and do a vote via email.
 - Shireen also to look at sidewalk in front of AFL (wasn't included in either proposal) – homeowner says mud & rain accumulates on sidewalk and then freezes

Resident's Time:

- Drinking, leaving bottles and trash, bad language around Tot Lot (near 103 LHD)
 - several large pine trees there...can the HOA authorize trimming of trees to help cut down on this activity
 - Yes – Shireen will look at and authorize
- 2 AFL – homeowner thinks there is a mistake regarding her inspection violations
 - Her house was painted last year and she never leaves her trash cans outside
 - Shireen will contact Wei *(who did the inspection) for more clarification
**correction 9/22/06*
 - Homeowner also states that there is a tree on her property that the roots are coming into the property and damaging sidewalk, etc
 - Even to stop by and look at
- Pool House – almost done. Lighting needs to be put up and new front door, door in pump room, etc.
- 110 and 106 FFD – Backyards need to be cut
 - Shireen to send letter to owners

Deleted: Nellie

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Meeting was adjourned at 8:10 pm