

# AMBERFIELD HOA

Board of Directors Meeting

October 20, 2005

Minutes

## **Attendance:**

### Board of Directors:

Evan Meyers  
Brenda Bayus  
Pauline Loveland  
Wei Yan

### Abaris Realty:

Shireen Ambush, Property Manager

### Residents:

Eleven

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

## **Management Report and Action Items:**

- \* 6.b. Extension requested on maintenance items for 107 FFD
  - o Approved by Board
- \* 6.c. Sliding door for 411 SD
  - o Paint is cracked along trim on upper sliding glass door (off deck)
  - o The lower sliding glass door is OK – just the frame is angled a little
    - \* Shireen to send follow-up letter to owner regarding upper deck door, and also back-yard needs to be cleaned up
- \* 6.k. Facility Service Tree Trimming & Developmental Pruning
  - o A walk-thru is scheduled for 10/24 at 9:30am with Arborist, Shireen, and Evan – all Board members are welcome to join

## **Old/New Business:**

- \* 7.a. Letter from Auditors recommending that the HOA defer any excess assessments to the next fiscal year
  - o “The Association elects to apply all or part of the excess assessment income to the following year’s assessments and that such final amount shall be at the Board’s discretion”.
  - o Board approved
- \* 7.b. Proposal from Continental Pools
  - o Board rejected – we have accepted the proposal from Georgetown Aquatics
- \* 7.c. Proposal from Facility Service for 06-08 Grounds Maintenance Contract
  - o Approved by Board
- \* Home Re-Inspection List
  - o Shireen to send out 2<sup>nd</sup> letter stating that all exterior maintenance needs to be completed by mid November or will be turned over to the City for code enforcement

- Abaris will then do another re-inspection before our November meeting and report out
- \* Sgt. Scarff and Sgt. White (Gaithersburg City Police) will attend the November meeting to discuss the recent crime incidents in Amberfield
- \* The Annual Meeting was not held due to a quorum not being met (needed 99 proxies and attendance – had only approx 40 votes). Thus, the annual meeting will be held on November 17<sup>th</sup> at which time a quorum is not required

## **Resident's Time:**

- \* Commercial Vehicle is being parked 3<sup>rd</sup> house in from Amberfield and Narrowleaf
  - Shireen will put a tow sticker on vehicle and then will get address and send a letter
- \* Commercial Vehicles being parked along Suffield Drive – hard to see when pulling out of intersecting streets
  - Shireen to ask City to enforce no parking on either side of intersecting streets
- \* Basketball Court – Resident reported that individuals have been playing at 3am
  - They called police but police wouldn't do anything
  - They asked if we could take down the hoops or put up a sign
  - Shireen to draft a sign and send to Atty for review....something along these lines:
    - \* Post hours for use (9am – 9pm)
    - \* Amberfield Residents Only
    - \* No Loitering, Smoking, Drinking, etc
- \* There is a sink-hole in the soccer field approx 2 x 2 ft
- \* Resident has asked if the Board will take a position on the 2000 homes that are being developed across from Rio along Fields Road
  - Evan stated that this is in the very early stages and as this project moves along, we may look into this
- \* Shireen to ask Trash Company to pick-up trash in receptacle between the tennis and basketball courts – they only empty occasionally
- \* Resident inquired if we can enlarge pool house to include a meeting room
  - Would have to go thru zoning and the minimal cost for this project would probably be around \$250,000, which would eat up at least half if not more of our reserves. The Board feels that this would not pass approval by homeowners so will not pursue this request at this time
- \* Several residents reported that the pool showers and bathrooms were neglected and dirty during the summer season (chains for showers missing, mold in showers, lock on bathroom doors broken, etc).
  - Shireen asked that any problems be immediately reported to her so it can be addressed/fixed at once
  - The following residents have volunteered to be on the Pool Committee to address and fix these kinds of problems/concerns:
    - ✍ Neliba Andres, 234 LHD, 301/990-8637
    - ✍ Brett Webster, 210 FFD, 301/519-1877
    - ✍ Monica Iros, 171 LHD, 301/527-1155
  - Shireen will set up a meeting/walk-thru and contact committee members on a date and time to go thru and make a list of any repairs needed before the pool opens next season

**Meeting was adjourned at 8:10 pm**