

AMBERFIELD HOA
BOARD OF DIRECTORS MEETING
JUNE 16, 2005

MINUTES

Board Members in Attendance:

Evan Meyers
Wei Yan

Shireen Ambush, Property Manager

4 homeowners

The Board meeting was called to order at 7:00 p.m.

The Board discussed the fact that the number of Board members is now down to three. Homeowner, Pauline Loveland was in attendance at the meeting and voiced her willingness to serve on the Board. A motion was made, seconded and carried unanimously to appoint Pauline Loveland to the Board of Directors.

The Board reviewed and unanimously approved the minutes of the May 19, 2005 Board meeting as submitted.

The Board reviewed the letter from the owner of 26 BSW requesting that a late fee be waived from their HOA fee account. In accordance with past precedence, the Board agreed unanimously to waive the late fee as a one time only consideration in light of the fact that the HOA account has otherwise been in good standing.

The Board officially voted on acceptance of the proposal from Facility Service Company for radial trenching and deep root fertilization of all maple trees along Suffield Drive and on common areas near the pool & tennis court. This is necessary in order to ensure the survival of these mature trees in the community.

The Board reviewed a letter from 405 SD regarding trash placement issues. The owner complained that the lids from the trash cans are missing after the collection takes place and the letter also questions whether or not the trash rules are enforced fairly. The Board discussed the fact that no such complaints have been received from any other owner in the community and the current trash contractor is far more careful with the cans and lids than was the previous contractor. The Board suggested that the owner obtain a trash can with a flip top lid which is permanently attached. Another option is to drill a hole in the lid and attach it to the can with a string or bungee cord. Finally, the owner should be assured that the trash rules are in fact enforced when violations are noted. The trash

placement violations are widespread which is the reason why laminated notices about the trash policy have been placed on every mailbox in the community. The owner should be encouraged to report addresses where trash rules are being violated so that the HOA can take action as necessary.

The Board agreed to handle the community inspections in the same manner as last year by having each of the 4 Board members inspect a section of the community and provide their inspection lists to Abaris so that letters can be sent to owners as necessary. Shireen Ambush agreed to divide the community into 4 sections and send each Board member a map outlining the section they are responsible for inspecting. Board members will try to have their sections inspected so that their list can be provided to management by the July Board meeting.

There being no further business, the meeting was adjourned at 7:40 p.m.