

# AMBERFIELD HOA

Board of Directors Meeting

August 18, 2005

Minutes

## **Attendance:**

### Board of Directors:

Evan Meyers  
Brenda Bayus  
Pauline Loveland  
Wei Yan

### Abaris Realty:

Shireen Ambush, Property Manager

- \* The meeting was called to order at 7:00pm
- \* The June meeting minutes were unanimously approved (there was no July meeting)

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

- \* 6.e. 806 SD - Requesting that a dead tree behind their unit be removed
  - o Shireen to ask Wendy to look at and also determine if on common property
- \* 6.g. 5 ESP - Requesting that the legal fees be waived
  - o Shireen to send letter to homeowner stating that because the HOA has already incurred the legal fees, we cannot waive. However, we can credit the homeowner back the late fees than were incurred (TBD)
- \* 6.n. 11 NLC – Requesting an extension to complete exterior maintenance repairs
  - o Board approved extension to September 15<sup>th</sup>
- \* 109 LCC – Letter received from B. Cullen separate from the Management Report
  - o Satellite Dishes – Federal Law was passed in 1996 (FCC Act) which supercedes Amberfield By-Laws regarding satellite dishes or antennas – Shireen to inform homeowner that dishes are allowed in community
  - o Parking – Shireen will explain history, again. Will tell her that maybe we can do another survey sometime next year to see if the population views have changed

## **Other/New Business:**

- \* Wendy from Facility Service has suggested that we wait until the fall to treat the trees along Suffield Drive
- \* Shireen has sent a letter to the City requesting that they trim trees around the lights
- \* Shireen to send Wendy/Facility Service to request that the trees be trimmed around signs, sidewalks, and parking lots (common areas)
- \* Bulk items and Trash along Twisted Stalk

- Is becoming a dump – the problem is, we can't enforce with fines because we don't know who the offenders are
- It was suggested to ask the City to send all residents in that area on Twisted Stalk strong letters informing them of the consequences (fines) for non-compliance – Amberfield will pay the postage
  - ✍ Shireen to call and find out if they will do
- \* Common Areas have become littered – Shireen to get bids on litter cleaning services for two times a month (approx \$700-\$1000/month). Since the cost is high, it most likely cannot be absorbed in the current budget. We may have to increase HOA fees if we decide to do this
- \* Common Area Trash Bins – Not a good idea to increase numbers around community because people dump their trash there and also dog waste (which the trash people refuse to pick-up)
- \* Resident Trash Cans – Because people without garages sometime have a hard time storing their cans in the back and then dragging them around in the front on trash days, Evan will talk to Al Perrone and see if we can come up with a design of a nook or hiding place that the cans can be stored in front (near the house)
- \* Shireen will get a proposal from [www.vironhomeownersassociation.com](http://www.vironhomeownersassociation.com) to establish an Amberfield web-site (not interactive....for informational purposes only)
  - Cost is approx \$1500 for the first year for set-up and hosting and then \$100-\$200 each subsequent year

**Meeting was adjourned at 8pm**