

AMBERFIELD HOA

Board of Directors Meeting

April 15, 2010

Minutes

- Minutes from March 2010 meeting was approved
- 5.a,b,c. AERC Matters
 - All were approved by Rich and David
- 7.a. Walk-thru with Facility Service
 - Katrina to talk to Wendy to get some dates and will email the Board
- 7.b. Proposal from Facility Service
 - BOD accepted the \$925 proposal for now and will defer the rest until we have our walk-thru with Wendy
- 7.d. Continental Pools
 - Recommended Repairs
 - Accepted all items EXCEPT:
 - Remove & reset 17 coping stones(s) \$1402.50 – defer until fall and Katrina will check to see if still under warranty
 - Remove & replace 6x6 concrete paid \$480.00
 - Provide C1200 Hayward cartridge \$616.00
 - Overhaul hair/lint strainer \$90.00 – defer until later if needed
 - Revised
 - Remove guard stands and redo concrete pads – price is \$600/each for a total of \$1800 – Approved
 - In-pool repairs not to exceed \$200 – the discharge line on the pump is broken at a cost of \$225, so this will most likely be covered by this provision
 - Board wants the following added to the contract: “All work will be up to industry standards and codes”
 - Suggested Parts
 - Accepted all items EXCEPT:
 - Restock first aid kits for season \$213.00 (we will purchase our own)
 - Brush, 36” nylon \$78.50
 - Umbrella, Guard Chair \$386.00
 - Vacuum Hose \$234.00
 - Revised
 - Injector, 3/8” Heavy Duty – 2 instead of 4 at a cost of \$49.95 each = \$99.90
 - Pump Tube Assembly – 2 instead of 6 at a cost of \$23.90 each = \$47.80
- Other
 - Katrina to drive down Suffield Drive and take pictures of areas FIOS needs to re-seed grass and repair damaged areas
 - Draft audit by Goldklang & Group CPA’s accepted by BOD

- Home inspections should be done soon by the Board
 - As an alternative, instead of Board doing Brenda will Google to get information on a company that does property inspections for HOA's and send to Board
- P&L deficit – how to make it up?
 - Should not take out of reserves, since that's the first place we've gone and we need to start building up again
 - Shireen will look at bylaws and then will discuss at next meeting
 - What are options?
 - ❖ Special assessment
 - ❖ Permanent increase in HOA dues
 - ❖ Temporary increase in HOA dues
- Board voted to take down the remaining net on the Basketball Court to cut-down on loitering, parties, drinking, etc on the courts
 - We anticipate some complaints so Katrina will keep track of calls she receives and the Board will evaluate at the next meeting

Meeting adjourned at 8:30pm