

AMBERFIELD HOA

Board of Directors Meeting

May 20, 2010

Minutes

- 6.b. 102 AFL Staunton Hearing
 - Rep (Jan Confer) from Property Mgmt Company (Casas Real Estate) attended hearing, along with Wendy (rental tenant)
 - Promised to be more proactive on property maintenance
 - Katrina suggested that they contact Abaris billing dept to have mail sent to Casas Real Estate
 - Asking for 6 month probation period to show goodwill and efforts on their part
 - All maintenance issues have been repaired
 - We requested a copy of the agreement between Staunton and Casas Real Estate
 - Board voted to levy a \$500 fine to be Held in Abeyance for 6 months
 - ❖ \$100 fine will issued for any future incidents
- 6.g. Reimbursement of Towing Expense
 - Board voted NO – the HOA does not reimburse for towing charges; that is between resident and Towing Company
- April's HOA meeting minutes was not voted on or approved – do at June's meeting
- 7.c. Community Inspection Services (ACC Inspections)
 - Board voted to retain their services at \$1365 for one full inspection and two follow-up inspections on non-compliant units
 - Mail inspection notices at \$4.85 per unit (and other misc charges) – Abaris will do the mailings so will not use this service
- 7.d. Parking Survey – results were distributed but did not receive the needed number of votes
- Katrina to email Continental Pools on what items need to be included in the First Aid Kit – Nellie will buy items at Target
- The board authorized Nellie to buy replacement pool umbrellas
- Reserves – Katrina to check the file to see when the last time a study was done to determine if we should get a proposal for reserves
- HOA fees or Special Assessment to cover snow plowing overage (\$30k)
 - Should do a mid-year increase in HOA fees instead of a special assessment
 - Increase for 6 months only
 - Shireen to check by-laws for maximum % increase allowed
- Katrina to get bids to re-stripe all parking space areas