

# AMBERFIELD HOA

## Board of Directors Meeting

September 17, 2009

### Minutes

- Minutes from August meeting was approved
- 5.a. AERC Application from 302 FFD
  - Shireen to send letter that the Board's position is that we do not object to the installation
- 7.a. Continental Pools closing/repairs Proposals
  - Part One/Winter Pump Service – Not approved
  - Part Two/Winterization – Approve for both Expansion Closures and Winter Cover Hardware
  - Part Three/Winter Chemical Treatment - Approve
- 7.b. Updating Community Handbooks
  - Last updated late nineties – need to update information, put in Word Format, etc.
  - Shireen and her staff will work on and will take a few months - has asked that a few board members volunteer to help
    - Brenda volunteered
- 7.c. 2010 Budget Draft
  - With no increase in HOA fees, rolling up to a \$17,592 deficit
  - The Board approved a \$10 increase per quarter in HOA fees to cover most of the deficit (\$10/quarter x 394 homes = \$15,760). The rest of the deficit, \$1832, will be taken evenly from the Replacement Reserves to bring our bottom line to break-even
    - Shireen to send community notification of HOA fee increase and state reasons why (increase litter & bulk pick-up costs, interest income reduction, delinquencies & legal cost increase, etc)
  - A correction on the 2009 Budget for Management Fees – should be \$47,280 (not \$42,552)
  - All other budget line items were approved
- Facility Service Company Quotation for repair to broken concrete on sidewalk at 114 FFD \$200
  - Approved
- Graffiti on the Retaining Wall near 220 LHD is still there
  - Shireen didn't receive a bill so thinking they tried to stain over it but it didn't work
    - Shireen to ask them what else can be done to remove the graffiti
- Board decided not to invite the rep from the Gaithersburg West Plan to our October annual meeting
- Parking Lot Repaving
  - Board decided to table until next Spring