

Community of Amberwood Homeowners' Association, Inc.
Board of Directors Meeting
February 12, 2009

Board of Directors President, Ray Bryant, called meeting to order at 7:00pm.

Board Members in attendance included Ray Bryant, Heather Gool and Mike Rubsam.

RealManage Association Manager in attendance: Jodie Walker

Board quorum verified.

Mike Rubsam motioned to approve board minutes from November 13, 2008 meeting. Ray Bryant seconded the motion. Motion approved unanimously.

Currently Amberwood has 609 Homeowners, 12 Builder Lots and 0 Declarant Lots.

The next topic of discussion was the Finance Fee/ Late Date. The board wants to make sure every homeowner gets credited and this doesn't happen again. The board will explain to the homeowners at the next homeowners meeting.

The next topic of discussion was repainting the amenity center. The board has requested RealManage to gather a bid and have labor broken out.

Status of collections show 8 homeowners and the amount of \$1,897.00 were collected since last meeting.

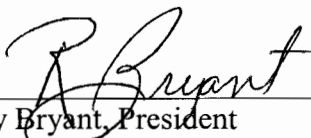
Board tabled collection status and legal referrals status.

Board has requested the inspector to be more proactive. RealManage will address issue with the inspector.

Board reviewed all outstanding DRV's. Board has requested after a final notice has gone out we send a letter to the homeowner stating they have 10 days to cure the violation or pool access will be turned off. Pool access will be reinstated after the violation is cured and has been inspected.

The last topic of discussion was Perimeter Fence. The board would like to set up a time to meet with the attorney. RealManage will work on scheduling it.

There being no further business item to discuss the meeting was adjourned at 8:35pm.



Ray Bryant, President



Date