

Community of Amberwood Homeowners' Association, Inc.
Board of Directors Meeting
November 11, 2009

Board of Directors President, Tom Witt, called meeting to order at 7:01pm.

Board Members in attendance included Tom Witt and Mike Rubsam.

RealManage Association Manager in attendance: Jodie Walker

Board quorum verified.

Mike Rubsam motioned to approve board minutes from August 13, 2009 meeting. Tom Witt seconded the motion. Motion approved unanimously.

Currently Amberwood has 616 Homeowners, 5 Builder Lots and 0 Declarant Lots.

The first topic of discussion was DRV's and enforcement. The board would like to devote additional funds to step up enforcement of DRV's. The board has requested to move forward with legal action on the shed violation on Amberwood Loop. We reviewed all open violations.

Mike Rubsam will draft a drawing for an alternate way of screening the trash cans & recycling bins from view to help give homeowners additional options. Once the drawing is approved it will be sent to the homeowners.

The next topic of discussion was Fines. The board is reviewing all possibilities of fines and once decided upon the board will draft a letter to be sent to all homeowners. Fines discussion was tabled and will be discussed at the next board meeting when all board members will be present.

The next topic of discussion was Committees. The board will be meeting with all committee members at the next homeowners meeting to discuss duties and responsibilities. Board will update RealManage on the status. The board discussed the possibility of adding an additional committee "Political Committee". They would be in charge of keeping the homeowners of Amberwood aware of what is happening in Kyle and the schools. The board discussed block captains for the neighborhood watch program. They will address it at the upcoming homeowners meeting.

Tom Witt made a motion to require co-chairs for all committees and annual organization meetings with leadership selection by each committee. Mike Rubsam seconded the motion. Motion approved.

Tom Witt made a motion to change the Replacement Fund to a Reserves For Replacement Fund with an encumbered balance and yearly accruals to be determined by the board. Mike Rubsam seconded the motion. Motion approved.

Tom Witt made a motion to have all committee and board members abide by all covenants in order to be a member. Mike Rubsam seconded the motion. Motion approved.

Tom Witt has booked the school for the homeowners meeting until August 2010. Contract uploaded in RealManage.

Board reviewed and discussed the current landscape contract. RealManage will follow up with Prairie Trails on the damage done it the retention pond and ditches.

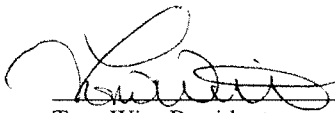
The board discussed weed treatment for common areas. A-Z Lawn services only treats weeds in the common areas not the homeowner's sidewalks or street strips.

Board reviewed and discussed property that the HOA owns.

Status of collections shows 7 payments in the amount of \$1,821.41 were collected since last meeting.

The board has set the next board meeting for December 9, 2009 @ 7pm to be held at Mike Rubsam.

There being no further business item to discuss the meeting was adjourned at 9:15pm.



Tom Witt, President

12-14-09

Date