

**Community of Amberwood Homeowners' Association, Inc.**  
**Board of Directors Meeting**  
**December 9, 2009**

Board of Directors President, Tom Witt, called meeting to order at 6:58pm.

Board Members in attendance included Tom Witt, Mike Rubsam and James Havis via telephone.

RealManage Association Manager in attendance: Jodie Walker

Board quorum verified.

Mike Rubsam motioned to approve board minutes from November 11, 2009 meeting. Tom Witt seconded the motion with changes. Changes were made. Motion approved unanimously.

Currently Amberwood has 617 Homeowners, 4 Builder Lots and 0 Declarant Lots.

The first topic of discussion was the Amberwood HOA website. Linda Freeman and Peggy Farrell were in attendance. Board will revisit with the committee when all members are present and all details on cost, objectives and goals are worked out.

Tom Witt made a motion to require all board members to sign and comply with the Compliance Code. Mike Rubsam seconded the motion. Motion approved

Tom Witt made a motion that the Westside 8ft fence isn't the homeowners association responsibility and we will not be maintaining it. Board will enforce the maintenance of these fences in the same matter as all fences in Amberwood. Mike Rubsam seconded the motion. Motion approved

The next topic of discussion was Fines. The board is reviewing all possibilities of fines. Board has drafted a fine schedule and it will be presented to the associations' attorney for review. Once approved by the board a letter will be drafted and sent to all homeowners outlining the fine schedule.

The board adopted a policy to commit additional funds for deed enforcement. The board committed \$12,400 (\$20 per home x 620 homes) per year in additional funds to enforce deed restrictions. Board will revisit the topic at the April 2010 board meeting.

Tom Witt made a motion to adopt the Trashcan & recycle bins board practices. Mike Rubsam seconded the motion. Motion approved.

Board discussed the status and update on the walking trail.

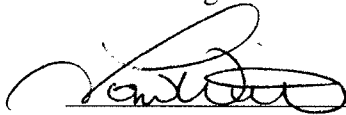
Tom Witt made a motion to adopt a lien enforcement policy for homeowner association dues with a collectable balance of \$700 or more to be filed at a rate of 25% of outstanding accounts per month. James Havis seconded the motion. Motion approved

Board reviewed and discussed having food at homeowners meetings. At this time bottle water, cookies and chips will be provided at these meetings.

Status of collections shows 0 payments in the amount of \$0 were collected since last meeting.

The board has set the next board meeting for January 13, 2010 @ 7pm to be held at James Havis home.

There being no further business item to discuss the meeting was adjourned at 8:48pm.



Tom Witt, President

1-17-2010

Date