

Community of Amberwood Homeowners' Association, Inc.
Board of Directors Meeting
January 13, 2010

Board of Directors President, Tom Witt, called meeting to order at 7:00pm.

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 December 09, 2009 meeting. Tom Witt seconded the motion. Motion approved unanimously.

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

Status of collections shows 1 payment in the amount of \$110 was collected since last meeting.

The first topic of discussion was estimating reserves for replacement. The issue was deferred pending a review of HOA physical property by Tom Witt and Mike Rubsam.

The board requested RealManage determine winterizing services covered by our pool service contract, services provided, and report at next board meeting.

Jodie advised the board that retention pond and drainage easement damage caused by landscaper equipment has not been resolved. The board requested RealManage follow-up with the landscaper on the damage done to the drainage area.

Jodie advised the board their attorney reviewed the draft fine schedule and approved the schedule. If the board adopted a graduated fine schedule, RealManage will charge \$30 per fine letter. Tom Witt will speak with Jenny Key about options RealManage can provide to assist in a cost effective fine system. The board tabled until next board meeting when all members will be present and additional information has been gathered.

The board requested Jodie check adjoining property deeds for additional information on the landscaping easement for North and South Amberwood and the western side of the subdivision.

The board discussed DRV status and enforcement. The board reviewed and prioritized all open violations. Mike and Tom also agreed to inspect numerous properties with architectural and vehicle violations and report to RealManage. Board has elected to move forward with legal action on all architectural violations that have not been cured and final notice has expired.

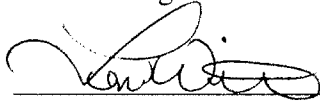
Tom Witt made a motion to not auto renew the CD's maturing 2-19-2010 and move the balance to the replacement fund. Mike Rubsam seconded the motion. Motion approved

RealManage will notify the board when renewal dates are approaching.

Board discussed the status and update on the walking trail. Mike reported he spoke with Hugo Elizondo on January 8, 2010. Hugo turned in drawings to the City of Kyle and they should approve in 4 to 5 weeks. Hugo will prepare a contract for the bridge and project cost. Mike will follow-up with the engineering company on status, performance bond, and liability coverage.

The board has set the next board meeting for February 3, 2010 @ 7pm to be held at Tom Witt's home. In addition, March 17, 2010 at Mike Rubsam home.

There being no further business item to discuss the meeting was adjourned at 8:16pm.



Tom Witt, President

2-3-2010

Date