

Amberwood HOA Meeting Minutes

March 24, 2010

We had a surprise visit from Russ Huebner, our District 6 City Councilman, to discuss issues and answer questions. He told us about being contacted by an Amberwood homeowner short selling their home due to a job loss and Monarch water bills of \$200 to \$300 per month. Another homeowner described problems with a misread water meter and excessive bills. Russ would like Amberwood residents to e-mail him at the City if they had issues in which he could assist. He also discussed understaffing problems with the Kyle Police Department and overtime expenses caused by lack of officers. Kyle has only 3 officers on patrol at one time and this lack of officers leads to excessive overtime. City Council is reviewing staffing and recruiting issues. Russ also asked if any Amberwood residents would be willing to participate in a City Charter review. If you are interested, you should e-mail or contact Russ.

Ray Bryant gave an update and overview on Monarch Water Supply. Ray met with city officials in February about the possible purchase of our water system. At this time Southwest Water was proposing a \$16 million price not including system repairs and upgrades. Ray also explained that the brown water experienced by some homeowners may be the result of iron pipes and minerals in the water. Customer service continues to be a major problem and the source on most complaints. While the City of Kyle was considering a possible acquisition of our water system, an unidentified investor made an offer to purchase the complete Southwest system for \$475 million. Ray is meeting with a former Monarch employee to obtain additional information and believes it may still be possible to acquire our water system from the new investor. He will e-mail residents when additional information is available.

Tom Witt informed residents that only 1 builder property remains on Redwood Drive. He asked for volunteers to assist Scotty Montgomery in bringing snacks and water for HOA meetings.

The Amberwood Easter Egg Hunt is March 28th 2 pm to 4 pm at the pool.

The 2010 Pool Party is June 5th from 11 am to 3 pm. The 2010 pool schedule is:

Open 9:00 AM to 8:00 PM

May Weekends Only

June Closed Mondays

July Closed Mondays

August Closed Mondays

September Daily September 1 to 6, Then Weekends Only

Chapa Middle School has provided meeting space for HOA meetings at no cost for almost 2 years. The school is hosting their 4th annual 5K run April 10th at 9:00 am. The run goes through Amberwood. Tom

requested everyone consider submitting an application with the entry fee to help the school. A copy of the application is attached if you are interested.

Tom Witt handed out materials on the walking trail project at the retention pond. As you may recall, this was the most desired project chosen by Amberwood homeowners at our annual meeting. Tom explained the 1st phase of the project and the costs. The total cost of the project is \$113,874 and is being paid without incurring debt or compromising reserve funds for unexpected repairs. This total cost includes City of Kyle permit fees and ADA review. A significant portion of the project cost, 55%, is due to bridge and retaining wall improvements needed to provide year round access using only HOA common property. Mike Rubsam provided additional information on specific features of the project and answered homeowner questions. Physical work should start in the next 6 to 8 weeks when the spillway bridge is delivered. (A copy of the materials handed out at the meeting is attached for your information.)

Tom Witt asked homeowners to consider ways to improve and develop the retention pond in the future to be discussed at the April 21st HOA meeting. In the next phase of the walking trail project, the board will review solutions to more efficiently move water from the Cherrywood drainage to the spillway. All suggestions should recognize these limitations, no lighting, trash receptacles, or playground equipment. Any landscaping ideas are welcome and the project must be ADA compliant. Tom also asked homeowners to consider if they wanted to allow the City of Kyle to include the Amberwood walking trail project in their listing of city walking trails or if they wanted it kept off the listing. This issue will also be discussed at the April 21st HOA meeting.

Tom Witt discussed covenant enforcement issues. As everyone knows, we have some recurring covenant (deed restriction) violation issues that we have not been able to resolve through our normal letter notification process. In response, the Board has approved a fine schedule effective June 1, 2010 for these items hoping to provide an additional tool to our management company and ultimately eliminate these recurring issues. The items subject to fines is short and the Board has retained the authority to temporarily suspend enforcement due to weather and seasonal issues.

Amberwood Fine Schedule – Effective June 1, 2010

Architectural Violation

Basketball Goals

Vehicles and Garden Maintenance Equipment

Commercial Vehicle

Recreational and Other

Improper Storage

Open Storage Exceeds Allowed Time

Landscaping Violation

Dead Plants and Trees

Improper Storage of Refuse and/or Recycle Bins (In Driveway)

Fine \$50 (Additional fine each inspection until violation is cured and immediate fine if repeated within less than 6 months.)

Tom also discussed improved inspections by RealManage and efforts of our Covenant committee to monitor progress. Questions were asked by homeowners about items not included on the fine schedule. Tom and Mike Rubsam explained the board's desire to use fines only when necessary, utilize the City of Kyle for enforcement when possible, and other enforcement options for violations not included on the fine schedule.

Tom discussed ongoing issues including repairing damage done to our drainage easements and retention pond by the landscaping company, landscaping and drought damage, and pet waste. Attendees agreed that pet owners failing to clean up after their pets was becoming a bigger problem and suggested verbal responses to offending parties.

Some homeowners have received violation letters from our management company related to improvements without Architectural Committee approval. Our covenants require homeowners receive approval before making changes or additions to properties. I have attached a copy of an architectural application form for reference. Specific information on restrictions and building guidelines are on our Amberwood HOA website and RealManage Resident portal. In many cases our HOA requirements are more stringent than the City of Kyle building code.

All homeowners should be aware of the amount of readily available information on our HOA website <http://www.amberwoodhomeowners.org/> and RealManage website <http://www.realmanage.com/>.

Homeowners raised issues related to maintenance of signage at the south entrance and flag poles on Amberwood North and South. These issues will be researched by the board.