

Community of Amberwood Homeowners' Association, Inc.
Board of Directors Meeting
February 03, 2010

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

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

RealManage Association Manager in attendance: Jodie Walker

Board quorum verified.

Mike Rubsam motioned to approve board minutes from January 13, 2010 meeting. Tom Witt seconded the motion. Motion approved unanimously.

Currently Amberwood has 618 Homeowners and 1 Builder Lot.

The first topic of discussion was the Walking Trail Presentation with guest Hugo Elizondo with Cuatro Consultants. Hugo presented the plans for the trail and bridge. Board reviewed and discussed. Hugo will provide bond/insurance and contract cost in the next few weeks.

Mike Rubsam made a motion to move forward with the Site Development Permit Application to the City fees of \$750.00 and \$400.00. James Havis seconded the motion. Motion approved unanimously.

James Havis made a motion to move forward with 1/3 down payment on the bridge \$4,433.33. Mike Rubsam seconded the motion. Motion approved unanimously.

Board discussed the current signage around the detention pond. Trespassing signs will need to be changed. Board tabled and will discuss at a later date.

Mike Rubsam described a verbal agreement by prior board members with the City of Kyle related to the Amberwood walking trail. Members of the prior board agreed to allow the City of Kyle to list the Amberwood walking trail as part of the City of Kyle system and use by persons not residents of Amberwood. No formal board action has been taken on this issue.

The board directed Jodie Walker to advise the landscaping service provider of the walking trail project, discuss repair of tractor damage, and report to board.

The next topic of discussion was fines. Reviewed and discussed the fines schedule.

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 Witt made a motion to adopt the fine schedule. Mike Rubsam seconded the motion. Motion approved unanimously.

James Havis made a motion to adopt the \$50.00 single tier fine schedule. Tom Witt seconded the motion. Motion approved unanimously.

Tom Witt made a motion to adopt the new schedule categories based on board review on seasonal requirements. Mike Rubsam seconded the motion. Motion approved unanimously.

The next topic of discussion was Monarch Utilities. James gave us an update on the TCEQ board and 2011 increases and will provide information that can be provided to the all homeowners in Amberwood.

Board has requested an amendment to the 2010 Pool contract to include that the lifeguard will be responsible for putting the umbrella out in the morning and putting it away at night. Jodie Walker explained the 2010 operating schedule and scope of services.

Mike Rubsam made a motion to have RealManage provide spring and fall pool preparation services at a cost of \$165.00 per season. Tom Witt seconded the motion. Motion approved unanimously.

Board has been informed we have legal rights to maintain the North & South Entrances based on recorded easements.


Board discussed ways to help the Covenant Committee find better ways to help homeowners get in compliance.

The board was advised to e-mail DRV complaints to Cindy Neale when immediate action is required. In these cases, a letter will be sent to the homeowner without confirmation of the violation by RealManage inspectors.

Tom Witt made a motion to allow Frances Witt to file violations directly to Cindy Neale association assistant manager. Mike Rubsam seconded the motion. Motion approved unanimously.

James Havis made a motion to adopt the end consideration of a Yahoo social site. Mike Rubsam seconded the motion. Motion approved unanimously.

There being no further business item to discuss the meeting was adjourned at 9:35pm.

 3-17-10
Tom Witt, President Date