

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

Board of Directors President, Ray Bryant, called meeting to order at 7:11pm.

Board Members in attendance included Ray Bryant, Heather Gool and Mike Rubsam.

RealManage Association Manager in attendance: Jodie Walker

Board quorum verified.

Mike Rubsam motioned to approve board minutes from March 12, 2009 meeting. Ray Bryant seconded the motion. Motion approved unanimously.

Currently Amberwood has 609 Homeowners, 12 Builder Lots and 0 Declarant Lots.

The next topic of discussion was finance fees and 2009 assessments. Many homeowners have contacted the board about waiving finance fees and settlement offers. The board does not have the authority to make settlement offers per the DCCR's

6.4 Owner's Personal Obligation for Payment of Assessments. Each regular and special Assessment provided for herein shall be the personal and individual debt of the Owner of the Lot against which such Assessment was levied. No Owner, other than Declarant, may exempt himself from personal liability for such Assessments. In the event of default in the payment of any Assessment, the Owner of the Lot against which such Assessment was levied shall be obligated to pay interest at the highest rate allowed by applicable usury laws then in effect of the amount of the Assessment from the due date thereof (or if there is no such highest rate, then at the rate of two percent [2%] per month) together with all costs and expenses of collection, including, without limitation, reasonable attorneys' fees.

The next topic of discussion was cleaning the drainage channel. RealManage will contact the landscaper for a bid.

Status of collections show 31 homeowners and the amount of \$8,932.15 were collected since last meeting. We currently have 204 homeowners delinquent in the total amount of \$126,340.73. Of the 204- 86 homeowners are only delinquent for the 2009 assessment, 43 homeowners have made a payment in 2009, but not for the full amounts and 75 homeowners are delinquent two or more years.


Board has requested I send an email to the Beautification Committee of the past and current contest winners for their records.

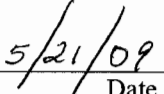
The board has requested that all committees when funds are giving in advance must have left over funds and receipts to RealManage in two-weeks from the event.

There will be no board meeting for July 2009.

The board has set the next board meetings for August 13, 2009 will be held at Heather Gool's home.

There being no further business item to discuss the meeting was adjourned at 8:15pm.


Ray Bryant, President


Date