

Community of Amberwood Homeowners' Association, Inc.
Board of Directors Meeting
December 06, 2007

Board of Directors President, Ray Bryant, called meeting to order at 7:10pm.

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

RealManage Association Manager in attendance: Jodie Walker

Board quorum verified.

There was a discussion on the lot where the Gehan Trailer is. Board wants to check into possible area for playground.

The next topic of discussion was the 2008 budget changes. RealManage will make changes and send revised budget to the board and the budget will be approved by email.

- 1) Pool Operating Expense- increase \$10,000.00 for chemicals.
- 2) Homeowner Activities- decrease to \$5,500.00
- 3) Reviewed 2008 Pool contract proposal. Compared 2007 to 2008

Currently Amberwood has 565 Homeowners, 43 Builder Lots and 13 Declarant Lots. We anticipate a December 2008 completion date.

Mike Rubsam presented the idea of self defense training for the Safety Committee. Richard with the Safety Committee will provide ideas and cost to the board for review.

The board agrees to hold monthly board meetings. Board has set the next board meetings for January 10, 2008 will be held at Ray Bryant's home. The following board meeting on February 07, 2008 at Heather Gool's home and March 13, 2008 at Mike Rubsam home.

Mike Rubsam motioned to approve guidelines for the Standard Requirements for Outbuildings and Sheds. Ray Bryant seconded the motion. Motion approved unanimously. RealManage will send the guidelines to the attorney to have the final document drafted.

The board has asked RealManage to send the ACC request form only on 15th and 30th of each month for review. All forms must be completed prior to sending to board. The board reviewed the status of ACC request since board turnover November 15, 2007. The board had approved four (4) and has one (1) pending more information.

Board discussed possibility of getting a Monument sign for the entrance at Windy Hill. The board has decided to revisit at a later date possibly budget for it in 2009.

The next topic of discussion was Status of Collections. Amberwood currently has 104 homeowners delinquent in the amount of \$45,021.47. Amberwood was currently using a collection agency and attorney from Houston due to the lack of collection the board has decided to cancel the services and switch all collections efforts to RealManage and use Bill Flickinger as the attorney.

There being no further business item to discuss the meeting was adjourned at 8:47pm.


Ray Bryant, President


Date