

Community of Amberwood Homeowners' Association, Inc.
Board of Directors Meeting
April 14, 2010

Board of Directors President, Tom Witt, called meeting to order at 6:00 pm.

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

RealManage Association Manager in attendance: Jodie Walker

AZ Lawn Care & Handyman Services were in attendance.

Board quorum verified.

AZ Lawn Care presented their proposal. Board reviewed and discussed. AZ Lawn proposal is approximately \$2,100 less than current Prairie Trail mowing contract.

Tom Witt motioned to accept the proposal. James Havis seconded the motion. Motion approved unanimously.

AZ Lawn Care will have a May 1, 2010 start date.

Tom Witt motioned to approve board minutes from March 17, 2010 meeting. James Havis seconded the motion. Motion approved unanimously.

Board reviewed and discussed the current P&L (profit & loss) Statement.

Board reviewed and discussed open DRV's.

Mike advised the board that bridge drawings were approved and he will get with Hugo to provide update at next board meeting.

James Havis made a motion to adopt a board policy allowing free advertising in the Amberwood Newsletter for organizations wanting to host a neighborhood event. Advertising of the event would be done by the HOA. Mike Rubsam seconded the motion. Motion approved unanimously.

James gave updates on Monarch Water Supply.

Kay Rush, Vicki Rubsam and Sue Praetor came to the board meeting at 7:00 pm to discuss the reallocation of Beautification Committee awards. The board discussed current awards, starting a most improved yard contest, and ideas on how to improve homeowner involvement. The committee was asked to develop guidelines for a "Most Improved Yard Contest" and a flier to send to all homeowners on rules, regulations and what prizes will be awarded. All contest winners must be in good standing and in compliance with covenants.

Contest will start May 1, 2010 and end June 15, 2010

1st Place \$150

2nd Place \$100

3rd Place \$50

Existing awards for Halloween and Christmas decorating will be reduced to \$75 for 1st place and \$50 for 2nd place and reallocated to Most Improved Yard. Yard of the Month will be awarded 5 times this year due to weather. Beautification Committee will submit receipt for additional yard of the month sign. Committee has requested to switch to Lowe's gift cards for the yard of month award.

James Havis left the board meeting at 7:30 pm.

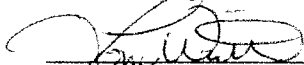
Board has requested RealManage to check with Gehan on when they will be removing their flagpoles.

The next topic of discussion was collection status. Since our last board meeting we have collected 30 payments in the total amount of \$4,933. Currently we have 194 homeowners in the total amount of \$164,005.76 delinquent.

The last topic of discussion was April 21, 2010 homeowners meeting items.

The next board meeting is scheduled for May 5, 2010 @Mike Rubsam home.

There being no further business item to discuss the meeting was adjourned at 8:02pm.



Tom Witt, President

5-5-10

Date