

Amberwood Homeowners' Association
Annual Meeting Minutes
October 19, 2004

1. Call to Order- A quorum being established, the meeting was called to order at 6:10 PM. Sabrina Washburn, Liz Crenshaw and Kathy Ford of Severn Trent were in attendance as well as James Dorney, President and Paul Powell, Secretary from the Board of Directors.

Ms. Washburn explained the business of the HOA and how Severn Trent works within that framework.

2. Election of Directors. Ms. Washburn explained the election process, the developer's role, and the weighted voting ratio. She explained the option of a vote by acclamation to reinstate the existing Board. It was duly moved, by Karen Pence, that the Board be re-elected by acclamation, motion was seconded and carried. James Dorney, Paul Powell, and Brian Saathoff will remain the Board members for the next term.

3. Financial Presentation – Financials were presented to the group; Ms. Washburn explained the HOA's records are kept on cash, rather than accrued basis. Individual items were reviewed and explained.

Ms. Washburn also talked about what the Severn Trent fee provides: Collection services, covenant enforcement, financial record maintenance, etc.

Questions from the homeowners:

Why are we charged for the pool if we don't use it? All assessments are the same, regardless which, if any, common areas the homeowner makes use of.

What is the process if assessments aren't paid? Ms. Washburn explained the process from billing, through the lien and foreclosure process.

4. Committee Reports – Karen Pence, homeowner, offered reports for the various committees including:

- Polling places for early voting and precinct location for the 11/4 election
- Introduced the chairs of committees: Social is Laura Foster, Linda Freeman
- Safety & Security Josh McCool
- Pool Josh McCool
- Communications: Karen Pence and
- Covenant oversight: Steven Harper

Neighborhood Task Force is the overall grouping that comes together monthly to discuss neighborhood issues. Meetings are posted on the Website.

Linda Freeman was presented with the September Yard of the Month. A nomination link is on the Website now; you must nominate your yard for it to be considered. Forms were left out for the Christmas decorating contest.

The restrictive covenants and Architectural Modification Request forms are all available through links on the website.

Social events planned for next year: Easter Egg Hunt in the Spring, a pool opening party, 4th of July party, bi-annual garage sales, and National Night Out. A

The committee delivered the Neighborhood Watch report and they are working to set up the "Safe House" program for children and getting Block Captains in place for Neighborhood Watch. The new fire station in the area will offer a convenient neighborhood meeting place.

Red Ribbon Alerts: Any information pertinent to the community will be posted on the website under the "Red Ribbon" link; ribbons will be tied to the stop signs to notify homeowners there is information on the website. Most recently it was used for water issues.

There was some discussion of the water issues the community has had, particularly on excessive pressure. Ms. Crenshaw and Ms. Washburn will be sending a letter, on behalf of the homeowners, but each individual homeowner is urged to send letters complaining about the issues as well.

5. Builder/Developer Reports – Paul Powell updated the community; the final phases are now developing with projections for all the homes to be finished out by March 2005. There have been discussions with the city regarding traffic flow measures on Amberwood Loop when it is opened through to Indian Paint Brush. The City of Kyle will not install speed bumps, the best solution will probably be multiple four – way stops.

Karen Pence talked about the Commercial Development in front of the subdivision. No permits have been issued, but the land has been zoned for retail services and there are no plans for anything as yet. It is restricted from businesses that might not be family friendly.

The question was asked about a park, but there are no plans for a playscape park.

6. Adjournment at 7:30