

**Amberwood H.O.A.
Annual Meeting Minutes
November 5, 2003**

- I. Kathie Poirier called the meeting to order at 6:40 p.m.
- II. Kathie made introductions. In attendance were Board Members James Dorney and Adam Boenig with Lennar Homes, Matt DeKay with Gehan Homes, and Kathie Poirier and Becky Frieze with Severn Trent Services, the H.O.A. Management Company.
- III. Kathie Poirier gave an overview on the Amberwood H.O.A. budget and financial information.
- IV. Resident discussion on Tecon Water rates. Board agreed to supply a copy of the sign in sheet for use in preparation of a rate protest.
- V. The location of the pool was discussed along with the amenities that will be on site. There was discussion on whether there would be a playground for small children or basketball goals at this location. There is no plan for either at the current pool location.
- VI. Discussion regarding connectivity with the Indian Paint Brush neighborhood. The possibility of purchasing and installing permanent signage for identification purposes between the two neighborhoods was discussed.
- VII. Restrictive covenant violations and enforcement were discussed. Kathie explained that the H.O.A. and the Management Company are in place to help and maintain the neighborhood and that homeowner involvement is extremely important to have a good sense of community and a successful H.O.A..
- VIII. The procedure to add modifications to the exterior of a home was discussed. Architectural Modification Request forms were available at the meeting for homeowners.
- IX. Committees were discussed, and the importance of having active committees was stressed. Various committees were reviewed, and involvement was strongly encouraged. Sign in sheets were available prior to the meeting for residents to join committees.
- X. Builder / developer issues were discussed by both Board members. It was confirmed that the open land by the feeder road and at the end of Redwood Drive are zoned as commercial property. Attending City zoning meetings was recommended to stay informed about the type of development(s) that are being proposed.
- XI. Homeowners' requests for "No Soliciting" sign. The possibility of permanent sign(s) in the front entryway(s) of the community was discussed.
- XII. The homeowners' stressed their concerns about the construction and maintenance crews leaving trash everywhere and driving at a high rate of speed throughout the neighborhood.
- XIII. The homeowners asked questions throughout the meeting, which were answered by James, Adam, and Kathie. The meeting was adjourned at approximately 7:45 p.m.

Minutes approved this 4th day of December, 2003 by a motion from Director James Dorney and seconded by Director Adam Boenig.

Director

Director