

Community of Amberwood Homeowners Association, Inc.
Board of Directors Meeting Minutes
July 27, 2006

The Annual Meeting of the Community of Amberwood Homeowners Association, Inc. was held at 7:00 p.m. at the City of Kyle Fire Department on 150 Bunton Creek Road in Kyle, TX.

In attendance from Gehan Homes were the Board of Directors, John Burford, Denise Thornley and Laurie Lara. Representing Planned Community Management, Inc. (PCMI) were Ward Phelan, Susan Donovan, Wendi Bru-Dianni and Kathy Luke. Members of the Association were also in attendance.

A quorum was established and the meeting was called to order at 7:15 p.m.

Mr. Phelan welcomed members and introduced the Board of Directors and those present from PCMI. Mr. Phelan explained the function of the Homeowners Association, how the Association was developed and why the Association has a declarant run Board.

The function of the Board of Directors, as outlined in the Bylaws was discussed as well as the voting rights of Class A members and Class B members. Voting was done by ballot. The current Board was elected for another term.

The Board Liaison position was then discussed. Mr. Phelan explained that this position is considered to be a director in training. The opportunity allows a member to learn the business of the Association and bring community issues to the Board. The liaison will not be included in the executive session of Board meetings because deed restriction issues, delinquent members and other private matters are discussed.

Ray Bryant was the only nomination for the position of Board Liaison. Mr. Bryant gave an introduction and explained his background. Mr. Bryant was elected to be Board Liaison.

Mr. Phelan asked the head of each committee to give a brief overview of the achievements and goals for their committee.

Heather Gool of the Budget Committee discussed the 2006 budget and asked anyone interested to join the committee on August 3rd at 101 Firwood South.

Mr. Phelan explained the need for reserves in the budget and gave details regarding the pool maintenance. The landscaping RFP will be sent to the current landscaper, Utz, as well as other landscapers and a decision will then be made by the Board once the bids are reviewed.

Vicki Rubsam of the Covenants Committee was unable to attend the meeting; however, a member of the Committee explained that it is their goal to have a copy of the DCCRs in the hands of everyone in the community. Residents were urged to contact the Committee with issues and they will in turn raise the concerns to Mr. Phelan instead of several members calling Mr. Phelan with the same issue.

Deed restriction violations were discussed. Mr. Phelan explained the process of inspecting and the progression of letters sent. He urged members to be patient when looking for results as there is time provided between each escalating violation letter for the violation to be cured. Mr. Phelan also explained that the water restriction that is in place is taken into consideration when inspecting, however yards should still be maintained as best they can be within the limitation. A list of current violations was reviewed. The number of residents currently at the attorney for deed restriction violations and unpaid assessments was also reviewed.

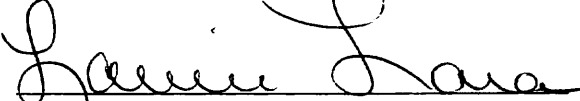
Dick Stobel of the Pool Committee reported that children under sixteen years of age and renters without cards are being asked to leave the pool area. He explained one immediate goal is to stop vandalism at the pool. Coverage at the entrance will be extended by adding framing and screening above the gate in an effort to stop individuals from climbing and entering through the open area above the gate. Mr. Phelan explained that no trespassing signs were added, enabling police officials to remove those who are not part of the Association from the pool area. Mr. Phelan has plans to add a clock to the pool area. Mr. Stobel urged residents to get involved by taking a shift at the pool to monitor those entering as well as the activities at the pool.

Sandra Bryant of the Social Committee stated that new owners are being welcomed by the Social Committee. Mrs. Bryant is putting together welcome packages with her Committee and is sponsoring parties such as the upcoming pool party.

Chris Villanueva informed the group that the website is available at amberwoodhomeowners.org.

Mr. Burford thanked members for their attendance and participation in the neighborhood. He gave his background as well as that of the other Board members. Mr. Burford also thanked the group for bringing forth issues and discussed his intention to resolve them once the necessary research has been done. Ms. Thornley reiterated her thanks to the group and urged members to continue to communicate issues to Mr. Phelan.

The meeting was adjourned at 8:50 pm.


Director