

Community of Amberwood Homeowners' Association, Inc.
Board of Directors Meeting
May 05, 2010

Board of Directors President, Tom Witt, called meeting to order at 6:29 pm.

Board Members in attendance included Tom Witt and Mike Rubsam.

RealManage Association Manager in attendance: Jodie Walker

Board quorum verified.

Jodie Walker explained that a number of liens for some of the largest delinquent dues accounts were sent to the previous board president but were never signed and returned. Tom Witt signed 14 liens for these accounts at the April 14, 2010 board meeting and they have been filed.

Tom Witt motioned to approve board minutes from April 14, 2010 meeting. Mike Rubsam seconded the motion. Motion approved unanimously.

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

The next topic of discussion was collection status. Since our last board meeting we have collected 15 payments in the total amount of \$4,696.63. Currently we have 174 homeowners delinquent for a total of \$159,309.13. Of the 174 homeowners 79 are delinquent amounts greater than one year's assessment. 60 homeowners are delinquent one year's assessment. 18 homeowners have miscellaneous amounts, but are less than one year annual assessment. 17 homeowners are delinquent with only finance fees.

Tom Witt motioned to adopt the roofing shingle chart and color guide. Mike Rubsam seconded the motion. Motion approved unanimously.

The board discussed lien resolutions and homeowner bankruptcies with delinquent dues. Jodie Walker will verify that all lien resolutions represent collectable accounts and report at next board meeting.

The next topic of discussion was common property landscaping areas and HOA responsibilities. The board decided to make no additional improvements to landscaping on North and South Amberwood unless approved by board. The board will review options to improve this landscaping without additional cost.

Tom Witt motioned to adopt the mowing areas based on the plat map provided by Gehan. Areas include All Common Property: Central, North and East Drainage Easements (East Easement limited to 15 ft on western edge). Amberwood North and South landscape easements. Landscaping easement West side of Amberwood 8ft fence area only mowed to 8ft wide minimum. Mike Rubsam seconded the motion. Motion approved unanimously.

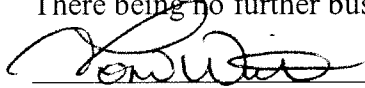
Board discussed repeat offenders of landscape violations and force mows. Mike Rubsam motioned to approve a \$50.00 administration fee to be added to a force mow charge on any recurring account per calendar year. Tom Witt seconded the motion. Motion approved unanimously.

Mike will get with Hugo on the status of the Walking Trail. Will provide update at next board meeting.

The update on Monarch Water was tabled until the June meeting.

The next board meeting is scheduled for June 9, 2010 6:00pm @Tom Witt's home.

There being no further business item to discuss the meeting was adjourned at 7:42pm.


Tom Witt, President

6-9-2010
Date