

Community of Amberwood Homeowners' Association, Inc.
Board of Directors Meeting
June 09, 2010

Board of Directors President, Tom Witt, called meeting to order at 6:02 pm.

Board Members in attendance included Tom Witt and Mike Rubsam.

RealManage Association Manager in attendance: Jodie Walker

Board quorum verified.

Tom Witt motioned to approve board minutes from May 5, 2010 meeting. Mike Rubsam seconded the motion. Motion approved unanimously.

Tom Witt motioned to check with the attorney on what legal action we can take with two lots that are vacant and maintenance is not being done. Mike Rubsam seconded the motion. Motion approved unanimously.

The next topic of discussion was collection status. Since our last board meeting we have collected 20 payments in the total amount of \$3,255.45. Currently we have 159 homeowners delinquent for a total of \$153,047.67.

Tom Witt motioned to approve 15 resolutions plus 7 additional resolutions to be drafted by the attorney to advance collection efforts on the largest delinquent dues accounts. Mike Rubsam seconded the motion. Motion approved unanimously.

The board will have the landscape company remove the Honey Suckle off the pool fence. RealManage will check on brick damage and the board deferred action on the retaining wall.

The next topic of discussion was pool party rental policy and agreement. Board discussed days and time parties will be permitted and deposits and fees. Tom will complete a draft of the policy for Board approval and send e-mail to homeowners.

Tom Witt motioned the board approve and adopt a Pool Rental Policy for pool parties. Mike Rubsam seconded the motion. Motion approved unanimously.

Tom Witt motioned to approve the LOA request to have a pool party based on the Pool Policy and as long as they adhere to the existing pool rules. Mike Rubsam seconded the motion. Motion approved unanimously.

Mike gave a status update on the Walking Trail. The trail is currently four weeks behind schedule due to the City approval process for the bridge. The bridge will be delivered the last week of June or the first week of July.

The next topic of discussion was drainage easement maintenance. The board would like to get a bid on what it would cost to get a truck load of large rocks. Board would like our current landscape company to provide a mowing schedule. Board will review easement maintenance mowing at our July board meeting.

Tom Witt motioned that all ACC modifications or improvements must conform with the Amberwood Covenants. In addition, they must comply with City of Kyle building codes. Mike Rubsam seconded the motion. Motion approved unanimously.

Board discussed adding an entrance sign at the Cherrywood entrance tabled until all board members will be present.

Tom will check with the school and see if October 20, 2010 is open to have the annual meeting.

The next board meeting is scheduled for July 14, 2010 6:00pm @Mike Rubsam's home.

There being no further business item to discuss the meeting was adjourned at 8:01pm.


Tom Witt, President

7-14-2010
Date