

**Community of Amberwood Homeowners' Association, Inc.**  
**Board of Directors Meeting**  
**July 14, 2010**

Board of Directors President, Tom Witt, called meeting to order at 6:00 pm.

Board Members in attendance included Tom Witt, Mike Rubsam and James Havis.

RealManage Association Manager in attendance: Jodie Walker

Board quorum verified.

Mike Rubsam motioned to approve board minutes from June 9, 2010 meeting. Tom Witt seconded the motion. Motion approved unanimously.

The first topic of discussion was collection status. Since our last board meeting we have collected 16 payments in the total amount of \$5,923.38. Currently we have 148 homeowners delinquent for a total of \$145,939.85.

The next topic of discussion was the irrigation system. AZ has reported that the system is now up and running at both entrances and at the pool area.

The next topic of discussion was drainage easement maintenance. The board would like to table until they are able to inspect the drainage easements. Jodie Walker was asked to get a cost estimate for a truck load of 8 inch to 10 inch rocks.

The next topic of discussion was the landscape contract. The board asked Jodie Walker to make the vendor aware of concerns from homeowners and that other mowing methods need to be employed when the basins are too wet for a tractor. In these cases, the vendor should use weed eaters or other equipment by the fences to prevent excessive growth.

Tom Witt motioned to adopt the afterhour's pool policy and rental agreement. James Havis seconded the motion. Motion approved unanimously.

The board asked Jodie Walker to have RealManage check the condition of furniture at the pool and possible repairs.

The board asked Jodie Walker to copy the board and Covenant Committee Co-Chair Frances Witt on all force mows. Tom Witt will speak with the Covenant Committee about including these properties in their neighborhood inspections.

Mike gave a status update on the Walking Trail. The bridge should be delivered by mid July. Staking should be complete by Friday July 16, 2010.


The board discussed preliminary issues for the 2011 budget and estimated costs. Initial issues included drainage easement fill, monument sign on Cherrywood, hiking trail maintenance, pool sun shades, and confirming RealManage makes repairs to the pool furniture before putting away for the season.

The board asked Jodie Walker to obtain the actual 2010 CD interest earned and basis for interest revenue projections in the 2010 budget.

The board discussed a policy for hearings with property owners. In the case of the current request from a property owner, the board instructed Jodie Walker to advise the owner that the meeting will be held at the owner's home next week after 5:00 pm.

The next board meeting is scheduled for August 11, 2010 6:00pm at Tom Witt's home.

There being no further business item to discuss the meeting was adjourned at 7:33pm.

  
Tom Witt, President

8-11-2010  
Date