

Community of Amberwood Homeowners' Association, Inc.
Board of Directors Meeting
August 11, 2010

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

Board Members in attendance included Tom Witt and Mike Rubsam.

RealManage Association Manager in attendance: Jodie Walker

Board quorum verified.

Lori Nobles with AZ Lawn answered questions concerning maintenance of common areas and drainage easements. Irrigation is still not available at the pool due to a locked water meter. Jodie Walker will contact Monarch Water and resolve this issue. Lori also told the board about repairs to South Amberwood irrigation and provided a mowing schedule for drainage easements. Lori brought examples of rocks to use in drainage easement erosion areas. The board tabled erosion issue until they can walk the drainage easements to assess what will be needed.

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

The first topic of discussion was collection status. Jodie Walker reported that since the last board meeting we have collected 13 payments in the total amount of \$2,176.14. Currently we have 144 homeowners delinquent for a total of \$151,236.60. Receivable interest on delinquent dues is included in the interest income account.

The next topic of discussion was homeowners who want to attend board meetings to dispute fines or other deed restriction violation notice issues from RealManage. The board agreed to meet with homeowners only in cases where they have objective evidence supporting their claim.

Tom Witt motioned that the board adopt a policy to review granting variances for ACC requests on a case-by-case basis only when there is a compelling reason not to require compliance with covenants. Mike Rubsam seconded the motion. Motion approved unanimously.

Board discussed pool security and trespassing. Board would like Jodie Walker to check with security companies on our options to be discussed at the next board meeting.

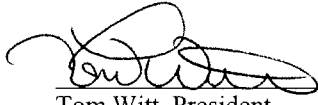
The next topic of discussion was recurring force mow violations. Jodie Walker is to notify the board and covenant committee designee on all force mow violations. Board would like to have automatic monthly force mows on two vacant homes that are repeat offenders. Other vacant properties will be considered for more frequent force mows on a case-by-case basis.

The board discussed four unresolved architectural violations. The board asked RealManage to have our attorney prepare letters for two properties due to lack of response from property owner. Jodie Walker will e-mail the board decision to the property owner of the third property before

additional legal action. Mike Rubsam will prepare a variance acknowledgment for the fourth property.

The next board meeting is scheduled for September 8, 2010 6:00pm at Tom Witt's home.

There being no further business item to discuss the meeting was adjourned at 7:43pm.



Tom Witt, President

9-8-2010

Date