

Community of Amberwood Homeowners' Association, Inc.
Board of Directors Meeting
September 08, 2010

Board of Directors President, Tom Witt, called meeting to order at 6:01 pm.

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

RealManage Association Manager in attendance: Jodie Walker

Board quorum verified.

Tom Witt motioned to approve board minutes from August 11, 2010 meeting. Mike Rubsam seconded the motion. Motion approved unanimously.

The first topic of discussion was the 2011 Budget. Board reviewed the budget made four changes. Changes increased budgeted amounts for landscaping for the Detention/Drainage Areas, Irrigation, Bad Debts, and Homeowner Activities. Jodie Walker to make changes and send revised 2011 budget to be approved by e-mail to Tom Witt and notification to Jodie.

The next topic of discussion was collection status. Jodie Walker reported that since the last board meeting we have collected 10 payments in the total amount of \$2211.05. Currently we have 128 homeowners delinquent for a total of \$139,278.66.

Jodie Walker informed the board of problems with Monarch Water removing the lock from the irrigation system water meter. James Havis advised the board that Monarch would waive all fees. Jodie will advise the board when resolved.

The next topic of discussion Monarch Water updates. James Havis gave a status update on Monarch. James will work up a statement that can be handed out to all the homeowners at the next homeowners meeting.

Mike Rubsam gave an update of the status of the walking trail. Additional granite is on-site, the guard rail on the retaining wall will be installed soon, and Mike has obtained and installed Amberwood Walking Trail signs.

Board discussed pool security and pool safety. Board has tabled.

Tom Witt motioned the board will meet with a homeowner to hear an appeal when the homeowner has objective evidence. The hearing will be held at the owner's property. Mike Rubsam seconded the motion. Motion approved unanimously.

The board discussed unresolved architectural violations and enforcement status. RealManage will draft a letter for the Above Ground Pool Violation. Board will review and it will be sent to the homeowner.


The next topic of discussion was Deed Restrictions. Board reviewed top violations. Landscaping and Trash Cans were top two.

The annual meeting agenda will include voting on allowing the City of Kyle to list the Amberwood Walking Trail as part of the City's walking trail system and approving a water supplier resolution for Amberwood HOA.

The board was advised of two winners (1359 Amberwood Loop and 165 Poplarwood) for the first Most Improved Yard contest.

The next board meeting is scheduled for October 13, 2010 6:00pm at Tom Witt's home. Annual Meeting is October 20, 2010.

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


Tom Witt, President

10-13-10
Date