

**Community of Amberwood Homeowners' Association, Inc.**  
**Board of Directors Meeting**  
**October 13, 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 September 08, 2010 meeting. James Havis seconded the motion. Motion approved unanimously.

The first topic of discussion was the Walking Trail. Mike Rubsam gave a status update. The trail is complete except reseeding and silt screen removal, but the final walk-thru will not be done until all items and equipment has been removed.

The next topic of discussion was collection status. Jodie Walker reported that since the last board meeting we have collected 15 payments in the total amount of \$3,162.79. Currently we have 123 homeowners delinquent for a total of \$132,997.72.

The next topic of discussion was the Drainage Easement between Amber Ash and Amber Oak. Tom Witt placed rocks in most of those areas with standing water problems in the easement. Additional areas will be done as needed and a drainage channel created on the east side of Cherrywood in the retention pond on a Community Clean-up Day or e-mail request for volunteers.

Board requested when RealManage comes out to Winterize to make sure to shut-off the water at the drinking fountain. In addition, when they come the first week of April 2011 to prepare for the upcoming pool season to make all minor plumbing repairs and if any major please provide a proposal before beginning the work.

The next topic of discussion was open ACC Requests. Board reviewed comments and concerns from the ACC hearing September 29, 2010, but after further review the board will not be able to grant a variance. RealManage will send a certified letter giving the homeowner 30 days from receiving the letter to cure the ACC violation, before legal action is taken.

James Havis made a motion that 30 days upon receiving certified letter if not cured legal action will be taken. Mike Rubsam seconded the motion. Motion approved unanimously

Tom Witt made a motion to adopt a procedure to note board concerns over certain close to foundation plantings. The architectural committee will comment on applications recommending homeowners not plant small trees and heavy rooted shrubs within 5 feet of the foundation. James Havis seconded the motion. Motion approved unanimously

The next topic of discussion was covenant enforcement yard inspection signs. James Havis will get "Inspection this Week" signs and the board will give this a try and see if it helps reduce violations.

Jodie Walker reported the locked irrigation system water meter at the pool bill has been paid and irrigation system repair bills are being paid. Jodie will advise AZ Lawn to winterize the irrigation system.

Tom Witt will check with AZ Lawn on using locks on irrigation control boxes and if the units have battery back-ups. Tom will get 5 keys made.


The board discussed eliminating National Night Out due to expense and lack of community participation. All events will be discussed with Social Committee.

James Havis gave a status update on Monarch Water. The board would like to gear the November Homeowners meetings to Monarch. To discuss water rate increases and TAMER. (Texans Against Excessive Monarch Rates)

The last topic of discussion was the upcoming annual meeting format and new business items. The board will discuss as new business Monarch Water Resolution and Walking Trail usage by all of Kyle.

The board deferred scheduling a November meeting to the new board chosen at the annual meeting.

There being no further business item to discuss the meeting was adjourned at 7:12pm.

  
Tom Witt, Vice President

11-10-10  
Date