

Community of Amberwood Homeowners' Association, Inc.
Board of Directors Meeting
February 2, 2011

Board of Directors President, Ray Bryant, called meeting to order at 6:30 pm.

Board Members in attendance included Ray Bryant, Tom Witt and Diane Hervol.

RealManage Association Manager in attendance: Jodie Walker

Board quorum verified.

Tom Witt motioned to approve board minutes from January 12, 2011 meeting. Ray Bryant seconded the motion. Motion approved unanimously.

The first topic of discussion was Monarch Utility. Gary Rose with Monarch was in attendance to answer any questions and concerns the board had. The board shared the homeowners concerns they had been made aware of:

- 1) Sub-contractors/ tool and supplies left behind
- 2) Customer Service/billing issues
- 3) Rate Increases
- 4) Quality of water (brown)
- 5) Bella Paloma apartments will not impact water service to Amberwood homeowners

Gary Rose provided updates on what the homeowners will be seeing:

- 1) Labor Day 2011~ All updates will be complete
- 2) New EPR computer system~ accurate billing and great customer service
- 3) New Monarch CEO~ Floyd Wicks
- 4) Engineer Firm will complete a Master Plan ~ around June 1, 2011.

Board discussed collection and write-off of delinquent liens for properties subject to foreclosure and bankruptcy. Jodie reported on delinquent dues and payment options.

Board reviewed all open architectural violations. Board discussed an ACC Request for an 8ft rear fence. Board will grant a variance to allow only the rear fence to be 8ft tall. This rear fence only variance will be allowed for properties abutting the Bella Paloma project.

Board discussed Covenant Committee actions. Ray Bryant and Diane Hervol stated their concerns over the safety of Covenant Committee members when they speak with Amberwood residents about covenant violations.

The next topic of discussion was Family Swim Gym and pool conditions. Don Frazier with Family Swim Gym was in attendance to share updates and answer any questions. Don discussed the latest improvements they did to improve the overall water quality at the pool. They provided a reverse osmosis machine. Don shared the readings with the board. This shows it made a huge difference on the water quality. FSG will be installing over the next few weeks a new liquid chlorine system. Don will be emailing the board a proposal to install digital flow meters. Don

will get with the technician on the current leak. We are losing about 2" a week. If FSG is unable to detect the leak the board will check into hiring someone who specializes in this.

Ray Bryant is trying to set up a meeting with Bella Paloma to discuss our concerns over the landscaping easement.

There being no further business item to discuss the meeting was adjourned at 8:25pm.

Ray Bryant 3/9/11
Ray Bryant, President Date