

Community of Amberwood Homeowners' Association, Inc.
Board of Directors Meeting
March 9, 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.

Diane Hervol motioned to approve board minutes from February 2, 2011 meeting. Tom Witt seconded the motion. Motion approved unanimously.

The first topic of discussion was a budget amendment to provide funds for Covenant Committee expenses. Since the Covenant Committee has never budgeted funds, the board requested the committee draft up plans and a budget. Board will review plans and vote at next meeting. Board also thought posting an article on the website and in newsletter would help the committee.

The next topic of discussion was legal fees, delinquent dues and write-offs. As of 3-9-2011 281 homeowners are delinquent on the total amount of \$191,848.98. Board reviewed past and current year's bad debt write-offs. Board is concerned with the trend and the number of delinquent accounts. Board discussed options on how to get the word out to the delinquent homeowners. Board would like to post something in the next newsletter.

2007-\$1,806.75

2008-\$7,587.07

2009-\$15,166.01

2010-\$20,709.43

2011-\$0 (As of 3-9-2011)

Board discussed other billing options. Board would like to check on cost associated with doing Quarterly billing and Semi-Annual billing. Will discuss at next board meeting.

The next topic of discussion was 2011 Most Improved Yard Contest. RealManage will get with Kay Rush to confirm the contest time periods and notification process.

The next topic of discussion was amenity center preparation for 2011 pool season opening. Board would like to have all toilets, fountains, faucets and sinks checked and a bid for any items that need repair or replacing. RealManage will by mid-April un-winterize the pool. The Board directed RealManage to obtain additional details from the vendor on pool repairs and warranties. Board would like two bids on repairing the retaining wall by the amenity center.

The next topic of discussion was Bella Paloma project updates and landscape easements. Bella Paloma claims the Amberwood HOA is 7ft out of the landscape easement. Diane will check with the City on our boundaries easements dispute. Board will revisit after the City's review.

Board reported a main line irrigation pipe is broken at the North entrance. Board would like to get this repaired right away.

Board requested we move forward with the ADA walking trail inspection.

Board discussed notices approved by Ray Bryant and Diane Hervol placed on some Amberwood homes by Bella Paloma warning residents about security cameras and theft prosecution.

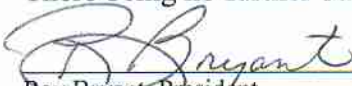
Tom Witt motioned to renew current 9 month CD for another 9 months. Ray Bryant seconded the motion. Motion approved unanimously.

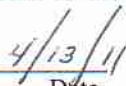
Board discussed the current RealManage Management Agreement. Newly elected board members wanted to make sure at renewal time the prior board had reviewed the contract.

Board would like each member to develop a policy guide to hand over to new board members as an additional resource.

The last topic of discussion was board member communication. Board discussed reducing e-mail response time to make sure we are responding to homeowners in a reasonable timeframe. Board has agreed e-mail responses will not exceed 1 week.

There being no further business item to discuss the meeting was adjourned at 7:58pm.


Ray Bryant, President


Date