

Community of Amberwood Homeowners' Association, Inc.
Board of Directors Meeting
April 13, 2011

Board of Directors President, Ray Bryant, called meeting to order at 6:25 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 March 9, 2011 meeting. Diane Hervol seconded the motion. Motion approved unanimously.

The first topic of discussion was Bella Paloma. Board discussed the status and updates and agreed to have our attorney draft a demand letter to Bella Paloma for damages to landscaping, irrigation system, and monument. City agreed with Amberwood HOA's recorded easement and stated they were not informed of the easement by Bella Paloma. Diane Hervol will check with City staff on status of easement and frequency of street cleaning.

The next topic of discussion was overbilling by AZ Lawn for forced mows. They will adjust their monthly billing to credit for the \$975 overbilling. The Board also discussed Amberwood property taxes. Board reviewed invoices for 2008 showing penalties and interest were billed to the homeowners association and request they be credited and paid by RealManage. RealManage will credit Amberwood in the amount of \$93.00.

The next topic of discussion was collection status. As of 4-13-2011 227 homeowners are delinquent on the total amount of \$165,903.53.

The next topic of discussion was current landscape contract. Board has been receiving complaints about the service, so the board would like to have them attend our May 2011 board meeting to discuss the contract and the quality and level of services that they have been receiving. Board discussed ideas on how to save the Association money, but still enhance the curb appeal at the entrances. Board will work on a Plant Party for the community. The board is tentatively thinking May 14, 2011 at 9am.

Tom Witt motioned to approve the Multiport Valve repairs by Family Swim Gym. Ray Bryant seconded the motion. Motion approved unanimously.

The Board discussed the ADA inspection for the walking trail. Tom Witt contacted Hugo Elizondo about the failed ADA inspection and requested his assistance. Diane Hervol will call Hugo since he has not responded.

Diane Hervol motioned to approve plumbing repairs at the amenity center not to exceed \$250. Tom Witt seconded the motion. Motion approved unanimously.

Board discussed barking dog issues. There is not much the homeowners association can do, but wants to help where they can. Diane will get the City Ordinance on noise and we will discuss adding it to the next newsletter. Jodie will send the homeowner and board a log to record times.

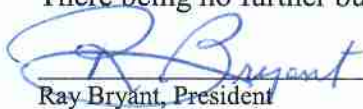
Ray Bryant motioned to approve the revised proposal for D&S Construction to install a concrete footing under the retaining at the amenity center. Tom Witt seconded the motion. Motion approved unanimously.

The next topic of discussion was improving current communication with homeowners from the board. Board discussed ideas on ways to provide more current information such as collection status, expenses, projects and violation status. Board was thinking they could present their report quarterly.

The last topic of discussion was the 2011 Easter Egg Hunt. Social Committee requested approval of two new canopies for the event and will be property of the homeowners association for future events.

Diane Hervol motioned to approve the purchase of two canopies. Tom Witt seconded the motion. Motion approved unanimously.

There being no further business item to discuss the meeting was adjourned at 7:45pm.


Ray Bryant, President


Date