

**Community of Amberwood Homeowners' Association, Inc.**  
**Board of Directors Meeting**  
**May 11, 2011**

Board of Directors President, Ray Bryant, called meeting to order at 6:23 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 April 13, 2011 meeting. Diane Hervol seconded the motion. Motion approved unanimously.

The first topic of discussion was AZ Lawn and Fence contract. George and Lori Nobles were in attendance. Board reviewed current contract and explained what the board expectations are. In addition, AZ Lawn abilities on handling irrigation. Board wanted to understand how often the irrigation system is being checked and what they do when an issue arises. AZ Lawn will do bi-monthly checks of the system and fix all minor repairs, but will notify the board when the system requires an outside company to make repairs. Board is requesting a revised quote on removing areas and adding additional services. Board will discuss the new quote at the June board meeting. AZ will get locks to secure controller boxes and provide duplicate keys.

Diane Hervol informed the board of her conversation with Hugo Elizondo. Hugo advised her the ADA problem was due to compaction of the crushed granite and they will repair both areas. Diane also gave an update that the streets have been sweep by the City of Kyle.

The board requested additional landscaping bids and Jodie Walker will check all bidders for certified irrigators. Jodie advised the board that obtaining irrigation only services would be difficult.

The board approved architectural applications for 118 Pecanwood, motion by Tom Witt and second by Diane Hervol, and 206 Amber Oak, motion by Ray Bryant and second by Tom Witt.

The board asked Jodie Walker to verify reimbursement from Family Swim Gym for unattended water lost at pool.

The next topic of discussion was Bella Paloma. Jodie gave updates received from Mr. Snapp. All parts have been ordered and lights, irrigation and water values will be completed May 12, 2011.

Board canceled Plant Party Day due to weather and irrigation issues. Board will now due Dead Vegetation Removal Party May 21, 2011. Board will get a 6 cubic yard compost dumpster delivered on Friday May 20, 2011 at the pool from TDS. TDS will then pick up dumpster Monday May 23, 2011.

The next topic of discussion was the current pool service provider Family Swim Gym. Board discussed access to pool and Family Swim Gym's explanation of their recent loss of keys. Family Swim Gym will be canceled May 31, 2011. RealPool will start effective June 1, 2011, but will be on stand-by if needed to cover May 31, 2011. In addition, board will meet at the pool at 8:00pm on May 31, 2011 with RealPool to do inventory and cover board expectations.

Tom Witt motioned to include a list of addresses without access to neighborhood amenities in every newsletter. The motion was seconded by Ray Bryant and unanimously approved.

Jodie Walker reported on collection status. As of 5-1-2011 193 homeowners are delinquent on the total amount of \$147,173.55.

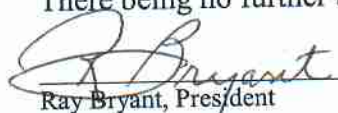
Board agreed to a request from the Covenant Committee for a flyer. Board all agreed it was a great idea and approved a copy cost of \$70 for fliers. The Covenant Committee will distribute fliers to homes.

The next topic of discussion was the current financials. Board reviewed most current financials. Tom Witt had questions on adjustments of finances fees. Will discuss at next board meeting.

Board discussed neighbors allowing access to the pool for delinquent homeowners. Jodie Walker will prepare an article for the newsletter about access to the pool.

Board discussed barking dog issues and Ray Bryant will mention it at the upcoming homeowners meeting.

There being no further business item to discuss the meeting was adjourned at 8:45pm.

  
Ray Bryant, President

6/15/11  
Date