

**Community of Amberwood Homeowners' Association, Inc.**  
**Board of Directors Meeting**  
**June 15, 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 May 11, 2011 meeting. Diane Hervol seconded the motion. Motion approved unanimously.

The first topic of discussion was past due assessment interest accruing policy. The board discussed changing to simple interest instead of compound interest. The association attorney uses and recommends the use simple interest. To ensure equitable treatment, Diane Hervol motioned to use simple interest for delinquent assessments, Tom Witt seconded the motion. Motion approved unanimously.

The board also requested a report of waived interest and fees. Jodie will report next month on fee adjustments and credits.

The next topic of discussion was 1625 Amberwood Loop history on outstanding assessments and DRV's. Jodie Walker advised the board that research had already been done on the lien holder. Ray Bryant motioned to have the association attorney send a letter to the first lien holder about reviewing foreclosure of the HOA lien. Tom Witt seconded the motion. Motion approved unanimously.

The next topic of discussion was afterhour's pool rental agreement policy. RealManage property manger doesn't have to get board approval to book the afterhours as long as the homeowner is in compliance and meets all pool rental policy requirements.

The board discussed graffiti removal and the work order placed by RealManage without board approval to paint over graffiti at the walking trail. Jodie explained she placed the work order and failed to withdraw it when the board did not approve.

The next topic of discussion was AZ Lawn new proposal. Board reviewed and has requested at least three additional landscape proposals. Jodie will set up a meeting with Cuttin' It Close Lawncare. Board would like to set up a meeting with all new landscape companies that placed a bid, so board can discuss expectations and make sure all companies have the ability and equipment to be able to maintain the community.

Jodie Walker reported on collection status. As of 7-15-2011 162 homeowners are delinquent on the total amount of \$136,398.40.

The next topic of discussion was the possibility of adding a monument sign at the Cherrywood entrance. RealManage will get estimates for board to review and see if it will be feasible to add a monument sign. The board also requested RealManage provide options for a neighborhood posting unit.

The last item was Jodie Walker advising the board that a new property manager would be assigned to Amberwood.

There being no further business item to discuss the meeting was adjourned at 8:00pm.

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Ray Bryant, President

Date