

Community of Amberwood Homeowners' Association, Inc.

Board of Directors Meeting

February 8, 2012

Board of Director, Diane Hervol, called meeting to order at 6:19 pm.

Board Members in attendance included Diane Hervol, James Havis, Walter Smith Jr.

RealManage Association Manager in attendance: Tracey Porter CAM

Residents in attendance: Gary Rush

Board quorum verified.

Motion made by James Havis to approve January's meeting Minutes, Second by Walter Smith Jr. All in favor.

The next topic of discussion was financials. Due to year end financials taking longer to produce than normal, only December's financials were available to go over. Nothing has changed and Board moved on.

Next topic was signs for the meetings. Tracey Porter presented the option of a standard signs with "H" wire. Tracey also presented Post Mount posting boards for common areas. Diane was able to locate the smaller signs cheaper and needed to know the demission which is 18 x 24. Will let the board know exact cost. Board also discussed large notice board for location on Cherrywood. Diane made a motion to move forward with the large notice board. Seconded by Walter. All in favor.

Next topic of discussion mass email notification for meetings. Diane inquired about cost for RealManage to incorporate the email list she has, with RealManage. Tracey look into it.

Next topic of discussion is update on the electrical issue with the pool. Motion made by James to go forward with the bid from Kyle Electric. Seconded by Walter. All in favor.

Next topic of discussion is Xeriscaping. James presented draft Xeriscaping policy. Gave brief explanation of policy. Plan would require owners to submit ACC request and gain approval. Diane suggested presenting it to the homeowners in their next homeowners meeting to allow resident to provide input.

Next topic of discussion entrance complaints. Diane has received several complaints around the front entrance not looking attractive. Not able to plant due to drought, and some bushes had died. Diane is going to go back to the beautification committee and get their input on the issue. Apartment complex manager contacted Diane to ask if the association was going to paint the fence to match what they had done. James stated those fences were the homeowners property, and the association has no rights to do so.

Next topic of discussion small claims court. Board would like to look into the cost of filling small claims court cases for delinquent owners with the attorney. Board would like more information from attorney if foreclosing and small claims can both be done, and what's better.

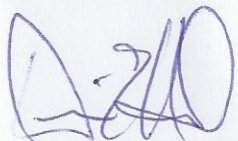
James signed 2011 federal tax returns for the association.

Next segment 2 minute resident speaking forum.

Resident Gary Rush was provided 2 minutes to speak. Gary asked for clarification on the administration fees. Asked if RealManage provided a line item break down of what each expense was. Tracey to look into the issue and get back to Gary. Gary commented on he believes the Xeriscaping is a awesome idea and thinks it should be presented to the owners for their input.

Next meeting on March 12, 2012 at Diane Hervol's house 1528 Amberwood Loop. at 6:00pm. Open meeting all owners will be notified of meeting. Signs to be posted, as well as Agenda.

There being no further business items to discuss motion was made by Diane to adjourn. Motion seconded Walter. All in favor. Meeting Adjourned at 7:07 pm.



Diane Hervol, President

4/29/2012

Date