

Community of Amberwood Homeowners' Association, Inc.

Board of Directors Meeting

April 10, 2012

Board of Director, Diane Hervol, called meeting to order at 6:08pm.

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

RealManage Association Manager in attendance: Tracey Porter CAM, Head of Maintenance Department Randy Craddock.

Board quorum verified.

Motion made by Diane Hervol to approve the meeting minutes from January, February, and March. Seconded by James Havis. All in favor.

Board open the floor for owner discussion. Owners questioned fining policy with regards to landscape procedures, and rule enforcement. Ms. Porter discussed procedure with owners. Owners discussed motorized vehicles on walking trail and in drainage ditch. Owners concern is with the children's electric vehicles considered a motorized vehicle. Board discussed issue and agree that the same rules for a city park would apply to this area as well. Board would like to add additional signs clarifying that no motorized vehicles allowed at any time. This to include electric as well as gas powered vehicles. Landscape committee discussed budget and bringing back yard of the month. Ms. Porter to send landscape committee budget and landscape contract to Kay Rush.

The next topic of discussion was financials. Ms. Porter provided over view of March's financials. Overall looks good. Board requested copies of attorneys invoices. Board wants attorney to bill as work as completed, not lump into one invoice. Ms. Porter to verify 911 phone cost from previous years. Board requested verification on the bad debit, homeowner communication cost.

Next topic was Public Notice Board . Ms. Porter to order the bulletin board and have delivered to Diane's house. Board to present papers to city for permit approval for placement of bulletin board.

Next topic of Monument sign for Cherrywood. Additional cost of \$718.58 to place sign on berm on Windy Hill. Diane to get warranty for new sign made of foam and covered in stucco. James makes motion to proceed with the additional cost of monument sign. Walter seconded the motion. All in favor.

Next topic of discussion making pool painting bids. Board decided rafters and pool fence would need to be painted. Board was presented two bids for review. RealManage painted these areas over five years ago, Randy Craddock to rebid painting. Ms. Porter to forward the bid to board.

Next topic of discussion pool maintenance contract. Ms. Porter presented two bids for maintenance. Randy Craddock presented RealManage Pool Maintenance contract and discussed contract terms. Board questioned monitoring costs. Randy to review and resend to board. Board had issue with last year's monitors being on time and keeping restroom clean. Randy assured board we have made staffing changes to ensure these issues do not occur again.

Next topic of discussion budget. Board to review current budget. Ms. Porter to provide board with information on when the associations CD matures. 2013 budget to include collection cost.

Next topic of discussion children at play signs. Owners have requested board place children at play signs on the corner of Pecanwood South and Amberwood Loop. Signs must go through the city for approval and approximate cost between \$150 to \$200. Board discussed possible stop sign instead. Engineers study would be needed to install a new stop sign. Board to investigate into putting in stop signs.

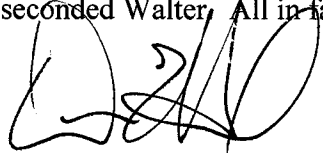
Next topic of discussion mulch for front flower bed. It was determined the front flower beds would need 2 cubic yards of mulch at a cost of \$38/ yard. Walter made a motion to move forward with the mulch for the front flower beds. The motion was seconded by James. All in favor.

Adjournment to Executive session.

Summary Executive session:

Board decided to refer 4 delinquent accounts to attorney for collections.
Board discussed owners request for payment plans, and removal late fees.
Board discussed deed restriction violations, and force mowing properties.
Board discussed deed restriction violations, and removal of owners request for fine removal.
Next meeting on May 9, 2012 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 7:27 pm.



Diane Hervol, President

4/10/12

Date