

**Amberwood Homeowners' Association, Inc.**  
Board of Directors Meeting

**Wednesday May 9, 2012**  
**Amberwood Pool**

**Minutes**

**Call to Order:** Director Hervol called the meeting to order at 6:05 pm.

**Roll Call:** Diane Hervol, Walter Smith Jr., James Havis. Tracey Porter, Jenny Key, and John Ball, Division President representing RealManage. Three homeowners were present. Board quorum verified.

**Approval of Minutes:**

- Motion made by Director Havis to approve the meeting minutes from April. Seconded by Director Hervol. Motion passed unanimously.

**Public Comments:**

- Homeowners questioned enforcement of DCC&R's. Ms. Porter explained process. Homeowners expressed would like to see more aggressive approach to enforcement.
- Homeowner questioned enforcement of allowing specific dogs. Director Hervol explained issues with enforcing this rule. Advised homeowner to contact animal control should there be an issue.
- Homeowner suggested publishing covenant of the month in a newsletter or creating post card to send out to all residents owners and renters.
- Homeowner requested to extend period of time pool is open. Director Hervol explained why pool period is from May to September due to liabilities. Board hopes to keep pool period open longer into September, but only open on weekends.

**Management Report:**

- Ms. Porter provided over view of April financials. Overall looks good. Director Smith questioned what prepaid assessments and deferred assessments are. Ms. Key explained. Director Smith questioned expense from Landscapers irrigation repair. Ms. Porter to investigate, and report back to the board with findings.

**Old Business:**

- **Public Notice Board:** Ms. Porter to provide Director Hervol with dimensions of notice board to complete permit, and submit to city for processing.
- **Monument Sign Update:** Director Hervol presented example of product sign is to be constructed from. Director Hervol advised Signs West reduced cost of sign.
- **Pool Painting:** Painting to begin Saturday May 12, 2012 and will be completed no later than Wednesday May 16, 2012.
- **Pool Maintenance:** Service contract has not been received, Board requested to provide vendor with deadline of Friday May 11, 2012 by 12:00pm to be delivered to RealManage office.

**New Business:**

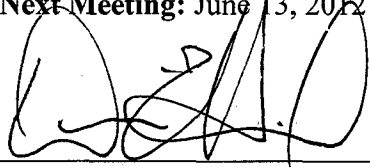
- **2013 Budget:** Ms Porter explained RealManage is getting started on the budgeting process and would like to start. Board agreed meeting in June will be strictly discussion of 2013 budget.
- **Landscapers:** Director Hervol discussed issue with Landscapers mowing drainage easement on Cherrywood, retention pond, and walking trail. Ms. Porter to contact Sunscapes to address issue.

**Summary Executive session:**

- Board decided to refer 5 delinquent accounts to attorney for collections.
- Board discussed owners request for payment plans, and removal late fees.
- Board decided to force mow 3 properties.
- Board discussed deed restriction violations, and removal of owners request for fine removal.

A motion was made by Director Hervol to adjourn the meeting at 7:41 pm. Motion seconded by Director Smith. Motion passed unanimously.

**Next Meeting:** June 13, 2012 at 6:00pm



Diane Hervol, President

5/9/12

Date