

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

Wednesday, May 8, 2013
1528 Amberwood Loop
Kyle TX, 78640

Call to Order: Director Hervol called the meeting to order at 6:12 pm.

Roll Call: Diane Hervol, Walter Smith Jr, Alex Correa. Tracey Porter representing RealManage.

Approval of Minutes:

- Motion made by made by Director Smith to approve the meeting minutes from April 2013. Motioned seconded by Director Correa. Motioned passed unanimously.

Management Report:

Ms. Porter went over financials in detail with the board. No other objections were made to May's financial report.

Old Business:

- **Pool Contract:** Ms. Porter to verify & revise contract with Lifeguard4Hire as to boards concerns. Ms. Porter to resubmit contract to board once revised.
- **Newsletter:** Ms. Porter to remove error and resubmit to board for signature and recording.
- **Content for Newsletter:** Ms. Porter to include in the 3rd quarter the new legislative bills that are passed.

New Business:

- **Xeriscaping Guidelines:** Ms. Porter to provide guideline examples, send James Havis' version of the guidelines to beautification committee, and talk with landscapers about possible suggestions.
- **Drainage Ditch:** Director Hervol's understanding is prior board attempted to deed ditch back to City. Board would like clarification form HOA attorney on liability for maintaining the area form homeowners. Ms. Porter to contact attorney.
- **Stage 4 Water Restrictions:** Majority of the board agree to continue to fill pool, and water front entrance to keep the amenities going.
- **Pool Party:** Board to put out invite for volunteers to head up the opening pool party, if no one volunteers there will be no party this year.
- **HOA Meeting:** Townhall or owners meetings will be held at pool going forward and possible food will be served.
- **Graffiti:** Retention pond graffiti is getting worse. Board would like to think about the possibility of making it "graffiti art" or get volunteers to help paint the area.

Other:

- **Landscaping:** Director Hervol pointed out that the walking trail does not look like it has been edged. Board would like to look into adding more granite. Board requests clarification on bid for irrigations repairs. Motion was made by Director Smith to create flower bed around Windy Hill Monument sign to include steal edging & decomposed granite with no plant material. Seconded by Director Correa. Motion passed unanimously.

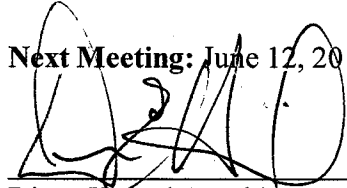
Motion was made by Director Correa to approve the bid for additional mulch around south entrance monument sign in the amount of \$315.64. Seconded by Director Hervol. Motion passed unanimously.

Summary Executive session:

- Board discussed requests for payment plans, and removal late fees.
- Board discussed deed restriction violations, and removal of owners request for fine removal.
- Board discussed referral of accounts to the attorney for further collections.

A motion was made by Director Hervol to adjourn the meeting at 7:45 pm. Motion seconded by Director Smith. Motion passed unanimously.

Next Meeting: June 12, 2013



Diane Hervol, President

5/8/2013

Date