

Amberwood Homeowners' Association, Inc.
Board of Directors Meeting

Wednesday June 13, 2012
1528 Amberwood Loop
Kyle TX, 78640

Minutes

Call to Order: Director Hervol called the meeting to order at 6:01 pm.

Roll Call: Diane Hervol, James Havis, Walter Smith Jr (late). Tracey Porter representing RealManage. Two homeowners were present. Board quorum verified. Sunscapes also present.

Approval of Minutes:

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

Public Comments:

- Homeowners expressed concern with allowing Xeriscaping would require a change in the governing documents or record a policy. Ms. Porter to send to attorney for review.
- First weekend in August will be a community garage sale.

Management Report:

- Ms. Porter provided over view of May financials.

Old Business:

- **Landscaping:** Sunscapes missed the month of March mowing the drainage ditch off Cherrywood and they will make it up towards the end of the year. Drainage ditch to be mowed every three weeks. Board instructed landscapers not to mow drainage easement with tracker, must be mowed with push mower. The walking trail needs to be edged. Landscape lighting being knocked down when mowing and not returned to upright position. Discussion of proposed landscape bids tabled till next meeting.
- **Pool Maintenance:** Cruzin Aquatics to provide a list of maintenance items for the pool. Board suggests a sign be placed on the gate entrance instructing residents to read and understand the rules before entrance. Board would like new sign in sheet created stating owners have read and understand the rules.

New Business:

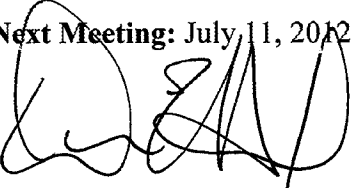
- **2013 Budget:** Ms. Porter went over current budget with board. Board made changes to be reflected in the 2013 budget. Ms. Porter to make changes and present to board.

Summary Executive session:

- Board discussed owners request for payment plans, and removal late fees.
- 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 8:30 pm. Motion seconded by Director Smith. Motion passed unanimously.

Next Meeting: July 11, 2012 at 6:00pm



Diane Hervol, President

7/11/12
Date