

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

Wednesday, August 8, 2012
1528 Amberwood Loop
Kyle TX, 78640

Call to Order: Director Hervol called the meeting to order at 5:00 pm.

Roll Call: Diane Hervol, James Havis, Walter Smith Jr. Tracey Porter representing RealManage, and Jenny Key Vice President RealManage. Two homeowners were present. Board quorum verified.

Approval of Minutes:

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

Public Comments:

- It has been noticed a increase in police around the neighborhood. The increase in patrols was requested due to increase in break ins throughout the neighborhood. Traffic stops have also been-increased.
- Fire Hydrants are painted black and the question of use was made. The board confirmed they are available for use, and color will soon be painted a different color.
- Owners would like to see an extension in pool hours past 8:00 pm to allow for owners that work to have the use.

Management Report:

- Ms. Porter provided over view of June financials. Variance for lifeguards and pool maintenance was discussed. Board asked Ms. Porter to confirm contract price.

Old Business:

- **Monument Sign:** Motion made by Director Smith to have the final position of the monument sign parallel to Windy Hill. Seconded by Director Havis. Motioned passed unanimously. Board requests bid for solar lighting to the monument sign.
- **Landscape / Force Mows:** Sunscapes has not fixed the landscape lighting they have knocked down. HOA will not pay for new lights, as they were in tack when the vendor took over the contract. Ms. Porter to speak with vendor to address the issue further. All force mows will be done 8-10-12.

New Business:

- **Pool / Swim Lessons:** Board requested Ms. Porter to request from Cruzin' Aquatics a rider be added to vendors insurance, and a waiver of liability be made for Amberwood HOA before any new swim lessons may be offered. Vendor is to complete current obligations to residents.

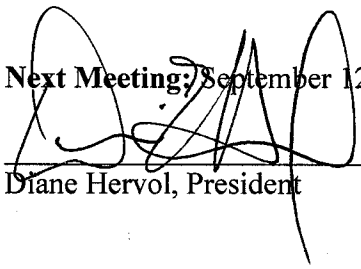
- **Landscape Fake Grass:** Director Havis will be sending information on the fake grass to the two owners who oppose the Xeriscaping for their opinion.

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 6:30 pm. Motion seconded by Director Smith. Motion passed unanimously.

Next Meeting: September 12, 2012 at 6:00pm


Diane Hervol, President

8/8/2012
Date