

MINUTES OF THE ANNUAL MEETING OF THE MEMBERS COMMUNITY OF AMBERWOOD HOMEOWNERS ASSOCIATION, INC.

October 22, 2014

The undersigned, Director and President of the Community of Amberwood Homeowners Association, Inc. (the “Association”), hereby certifies that at 7:00 pm. on October 22, 2014, the Annual Meeting of the Members of the Association was held at Chapa Middle School Cafeteria located at 311 Dacy Ln, Kyle, Texas 78640. Board Members: President Diane Hervol, Secretary Walter Smith, and Treasurer Judy Moss were present. Also present were Senior Community Association Manager Tom Ellis and Assistant Community Association Manager Carol Green of RealManage.

Tom Ellis called the meeting to order at 7:10 pm. and the following business was conducted:

Items 1 – Roll Call and Certifying of Proxies

Roll call of the Members was made via sign-in sheet. 618 Member lots were plated as of the meeting date. A breakdown of lot ownership and attendance is as follows:

| Ownership | Total Lots | Total Votes per Lot | Total Votes Available | Total Votes Attending in person | Total Votes Attending by Proxy | Total Votes Represented |
|-----------|------------|---------------------|-----------------------|---------------------------------|--------------------------------|-------------------------|
| Resident | 618 | 1 | 618 | 49 | 21 | 70 |
| Builder | 0 | 1 | 0 | 0 | 0 | 0 |
| Total | 618 | | 618 | 49 | 21 | 70 |

Quorum Requirement – 10% (62 Members)
Quorum Met - Yes

Proxies and the sign-in sheet are maintained with the permanent records of the Association by RealManage as Exhibits “A” and “B” respectively.

Item 2 – Proof of Notice of Meeting

Tom Ellis indicated Proof of Notice of the meeting by show of certified mail packet, which had similarly been mailed by regular postage to all members. Proof of Notice (Exhibit “C”) is also held as part of the permanent Association records at the offices of RealManage.

Tom Ellis introduced the Board of Directors and noted that quorum has been met.

Item 3 Approval of the Minutes

Community Association Manager Tom Ellis asked for a motion to be made to dispense with the reading of the 2013 Annual Meeting Minutes and approve the minutes. Motion was made and seconded to approve the 2013 Annual Meeting Minutes.

Item 4 – Report from Board of Directors

- Pool lights were updated to LED-blue
- Board was able to negotiate a settlement with Monarch for water rates (3-5 yr. term)
- Pool hours were extended and an adult swim was added
- Centralized email with one Board email address
- Updated the irrigation system
- Board is looking into putting a light at Cherrywood to light up the area
- Halloween house judging will be M-W next week
- Over 150 people attended National Night Out this year

Item 5 – Manager's Report

- Community Association Manager Tom Ellis gave an overview of the following items: summary of income, budget, expenses; status of delinquency on HOA dues and ACC process. The Board is aggressively pursuing delinquent accounts.

Item 6 – Election of Directors (3 directors @ 1 year terms)

Tom Ellis asked for nominations from the floor for the 3 directors positions.

Steven Vacek was added to the ballot.

An election was held and the three members elected to the Board of Directors are:

Diane Hervol

Walter Smith

Steven Vacek

Item 7 - New Business

At this time the floor was opened to the members to address any concerns with the association, and the following items were discussed:

- There is a need for xeriscaping guidelines.
- The common area is not being mowed, yet homeowners continue to be cited for unmaintained lawns.
- There is a need for a community park/skate park. Concerns about kids safety on skateboards.
- Is there plans for a playscape in the neighborhood. Developer originally promised one in the community.
- Pool needs to be resurfaced.

There being no further discussion, the meeting was adjourned at 8:50 pm.

ATTEST:

Board of Director

Date: _____