

**Amberwood HOA
Minutes for the Meeting
Of the Board of Directors
October 28, 2004**

GENERAL BUSINESS

- I) Meeting Called to Order at 2:30 pm
 - a) Board Members in Attendance: Galen Whisnand, Wendy Feeley, and Paul Powell
 - b) Attending from Severn Trent: Sabrina Washburn, Liz Crenshaw and Kathy Ford.
 - c) Establish a Quorum: Established (Galen Whisnand, Wendy Feeley, and Paul Powell present)

AMBERWOOD BUSINESS

- II. Minutes from September 30, 2004 meeting were reviewed and approved.
- III. Reviewed and approved financials.
- IV. Delinquency review and action were postponed for a later date.
- V. Reviewed and approved Covenant Infractions Report. Ms. Crenshaw presented an option to the Board for monthly, rather than twice-monthly inspection drives. The Board confirmed they preferred to continue with drives twice monthly.
- IV. Managers' Report on specific items:
 - a. Ms. Washburn was on hand to give the newer Board members an overview of the workings within Severn Trent and the management company's interface and role with the Board. Questions were answered and then normal Board business proceeded.
 - b. Ms. Crenshaw brought the Board up to date on the pool repair and replastering. The Board requested that ST proceed with break-in procedures when the pool replastering is completed.
 - c. The Board directed ST to pursue an amendment to the covenants to change the wording in the dog nuisance restriction to remove specific reference to a particular breed (pit bulls are currently mentioned by name) and rather enforce the restriction against any animal deemed dangerous.
- V. Scheduling of November's Board meeting was to be determined by email consensus at a later date.
- VI. The meeting was adjourned at 2:45 PM.

Amberwood Board of Directors' Meeting Minutes approved this 28 of Dec 2004, by a

motion from Director _____ and seconded by Director _____.

Aye's 2 Nay's 0 Abstains _____

Director [Signature]

Director [Signature]