

**Amberwood HOA  
Minutes for the Meeting  
Of the Board of Directors  
December 2, 2004**

**GENERAL BUSINESS**

- I) Meeting Called to Order at 3:00 pm
- a) Board Members in Attendance: Galen Whisnand, Wendy Feeley, and Paul Powell
  - b) Attending from Severn Trent: Liz Crenshaw and Kathy Ford.
  - c) Establish a Quorum: Established (Galen Whisnand, Wendy Feeley, and Paul Powell present)

**AMBERWOOD BUSINESS**

- II. Minutes from October 28, 2004 meeting were reviewed and approved.
  - III. Paul Powell will serve as President for the Association and Galen Whisnand will serve as Secretary.
  - IV. Reviewed and approved financials.
  - V. Delinquency review and action were postponed for a later date.
  - VI. Deed restriction action items were reviewed and action delayed until another drive.
  - IV. Managers' Report on specific items:
    - a. The language to change the dog nuisance amendment was reviewed and approved. The Board directed ST to have the attorney draw up and record the amendment.
    - b. Ms. Crenshaw asked the Board to review the Attorney's proposed collection policy that would keep the process on a routine track. The Board will review and approve the policy at a later date via e-mailed documents.
    - c. Ms. Crenshaw presented a resolution to the Board giving the ST management the authority to sign a Proof of Claim in the Board's stead when a bankruptcy presents itself. The Board unanimously approved the resolution.
    - d. Signature cards were completed for the Sterling (lock box) Bank accounts; Wells Fargo (expense account) is requiring the Board members appear in person to sign new signature cards. Liz will supply this information and the Board members will make these changes.
  - V. January Board meeting was tentatively set for January 13, but will be confirmed at a later date via email.
  - VI. The meeting was adjourned at 3:35 PM.
- Amberwood Board of Directors' Meeting Minutes approved this 13 of Jan 2004, by a

motion from Director \_\_\_\_\_ and seconded by Director \_\_\_\_\_.

Aye's 2 Nay's 0 Abstains 0

Director Wendy Feeley

Director Paul Powell