

Amberwood HOA Minutes for the Meeting Of the Board of Directors

April 29, 2004

GENERAL BUSINESS

- I) Meeting Called to Order at 3:15 p.m.
 - a) Board Members in Attendance: Paul Powell and Adam Boenig
 - b) Attending from Severn Trent: Kathy Ford, Skip Ferris and Shoba Rao
- II) Establish a Quorum: Established (Paul Powell present, Adam Boenig present, James Dorney not present).

AMBERWOOD BUSINESS

- III). Minutes from April 1, 2004 meeting were handled through the mail and have already been approved.
- IV. Reviewed delinquency listing. Board gave approval to forward 15 accounts to the attorneys for demand letters.
- V. Reviewed and approved Covenant Infractions Report.
- VI. Reviewed and approved financials.
- VII. Managers' Report on specific items:
 - a). Quotes presented for pool's new card key entry system; Board awarded to CIT Integration Services and authorized installation.
 - b). Board reviewed pool operations proposals and reaffirmed their intent to continue to utilize Severn Trent as pool operator for the Amberwood HOA pool. Contracts will be signed at May 27 meeting.
 - c). Updates on pool's completion (on track for 5/28/04 opening) and furniture delivery (scheduled for next week.
 - d). Board was presented with Pool Rules utilized at the Ridgewood pool and they approved duplicating the same rules for Amberwood. Keys to be mailed out with rules when available. Board ratified the position that keys will not be mailed to individuals whose assessments are in arrears.
 - e). Homeowner asked if he could propose concessions at pool; the Board agreed to review a proposal at the next meeting, May 27.
 - f). Homeowner inquired about a park. Paul Powell states there is an area set aside in the next phase of development. The Board authorized Severn Trent to obtain quotes for a sport court to begin a plan for a small park.
 - g). A homeowner's request for an AMR variance was presented and approved by the Board.
- VIII. Scheduled May's meeting for Thursday, May 27, 2004 at 3 PM.
- IX. The meeting was adjourned at 4:00 PM.

Amberwood Board of Directors' Meeting Minutes approved this ____ of _____ 2004, by a

motion from Director _____ and seconded by Director _____.

Aye's ____ Nay's ____ Abstains ____

Director _____

Director  _____