

**Amberwood HOA
Minutes for the Meeting
Of the Board of Directors
May 27, 2004**

GENERAL BUSINESS

- I) Meeting Called to Order at 3:55 p.m.
 - a) Board Members in Attendance: Paul Powell and James Dorney
 - b) Attending from Severn Trent: Kathy Ford, Skip Ferris, and Sabrina Stampley.
- II) Establish a Quorum: Established (Paul Powell present, and James Dorney present; Adam Boenig not present.)

AMBERWOOD BUSINESS

- III). Minutes from April 29, 2004 meeting were reviewed and approved.
- IV. Reviewed delinquency listing.
- V. Reviewed and approved Covenant Infractions Report.
- VI. Reviewed and approved financials.
- VII. Managers' Report on specific items:
 - a. The Card Key controller is in place for the new pool and keys have been distributed to all residents current on assessments. The Board reviewed procedures and options for locking the new pool each evening. The decision was made that key card limitations stopping access after 8PM was adequate. The Board did not want the expense of having Severn Trent travel to the pool each day to lock and unlock doors and did not want resident volunteers entrusted with that responsibility.
 - b. The Board reviewed and approved various signage requests for the Association including a Yard of the Month sign; an emergency phone sign for the pool; Slow, children at Play.
 - c. The homeowners requested a message board be installed at the pool. The Board agreed to this expense and authorized the order and installation of a sign.
 - d. The Board denied homeowner requests for a barbecue pit at the new pool citing liability and clean up issues.
 - e. In response to homeowners' questions, James Dorney stated there are no plans for a community center or park in the development; there will be no signage or landscaping planned at the newer back entrances to the community.
 - f. The Board directed Homeowners' questions about the current landscaper to Severn Trent. All questions are to be routed through the management company.
 - g. The Board expressed regret, but a semi-annual meeting requested by homeowners is not possible.
 - h. Questions concerning commercial development of the land along I35 were referred to the City Planner's office.
 - i. The expense payment policy was reviewed by the Board. They directed Severn Trent to continue to pay and sign checks for all normal, course-of-business expenses; they felt their review of financials a sufficient check and balance and did not wish to sign ALL checks issued throughout a month. The Board will continue to review and sign all checks payable to Severn Trent.
- VIII. Scheduled June's meeting for Thursday, June 24, 2004 at 3 PM.
- IX. The meeting was adjourned at 4:25 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 _____