

**Amberwood HOA
Minutes for the Meeting
Of the Board of Directors
August 19, 2004**

GENERAL BUSINESS

- I) Meeting Called to Order at 2:10 p.m.
 - a) Board Members in Attendance: James Dorney, Paul Powell, and Brian Saathoff.
 - b) Attending from Severn Trent: Skip Ferris, Liz Crenshaw and Kathy Ford.
 - c) Establish a Quorum: Established (James Dorney, Paul Powell and Brian Saathoff present)

AMBERWOOD BUSINESS

- II. Minutes from July 29, 2004 meeting were reviewed and approved.
- III. Reviewed delinquency listing.
- IV. Reviewed and approved Covenant Infractions Report; specific infractions reviewed as follows:
 - a. 133 Amberwood Ct. Recommended deny pool access until trash can infraction is in compliance. Board approved.
 - b. 136 Pecanwood North. Recommended deny pool access until trash can infraction is in compliance. Board approved.
 - c. 151 Maplewood North. Recommended mowing at owner's expense. Board directed STES to wait until 30 day period is up (9/18/04) and then mow if still necessary.
- V. Reviewed and approved financials.
- VI. Managers' Report on specific items:
 - a. Presented AMR guidelines. If approved, they would be a recorded part of the documents and would provide more guidance in AMR review. Board is in process on an attorney review of all documents and declined to take action on these at this time.
 - b. Presented the homeowners' submitted budgets for committees. The Board directed that this be used as support in setting up the 2005 Budgets which are currently being prepared.
 - c. Damage to the pool landscaping discussed; Board agrees it is the contractor's (installer of retaining wall) responsibility to replace and directs ST to notify them if it is not taken care of when installation is complete.
 - d. HOA Annual Meeting date was discussed and selected: Tuesday, October 12 at 6 PM. Notice will be mailed out by September 12, 2004.
 - e. 2005 Budget review and preparation discussed. Set a working session for September 16, 2004.
- VII. Scheduled September's meeting for Thursday, September 30, 2004 at 2 PM.
- VIII. The meeting was adjourned at 2:45 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 _____