

Community of Amberwood Homeowners Association, Inc.
Board of Directors Meeting Minutes
December 13, 2005

A meeting of the Board of Directors of the Community of Amberwood Homeowners Association, Inc. was held at 3:00 p.m. at the Lennar offices, located at 12301 Research Boulevard, Austin, Texas.

Directors in attendance were Paul Powell, and Shelly Boulter. Gary Colvin, Director was not in attendance. In attendance representing Planned Community Management, Inc. were Elizabeth Crenshaw and Susan Donovan.

A quorum was established and the meeting was called to order at 3:05 p.m.

The first item of business was a review of the minutes from the September 27, 2005 Board of Directors meeting. The minutes were approved and signed by Mr. Powell.

The financials were reviewed and approved.

Mr. Klatt's request to have his fees waived was discussed. The Board determined that investors are responsible for knowing when assessments are due whether or not they receive a bill at their alternate address. Mr. Klatt's request was denied; he is responsible for the full amount.

After consideration, the Board denied Mr. Konecko's request for a crank- up tower for his antennae. The Board also determined that the current antennae must be removed within sixty days.

Next on the agenda was the Architectural Guidelines. Ms. Crenshaw discussed some issues that have come up with the current Guidelines. Ms. Crenshaw informed the Board that Mr. Smith suggested Ms. Crenshaw go to James Dorney with any proposed changes. If he is in agreement, each Board can then make changes for their particular Associations. The Board agreed. Some issues were then discussed with the Board to inform them of problems residents of the Association are experiencing. The resident request for leniency regarding the number of feet structures can be from lot lines was discussed. The Board recommended changing the language to reflect a case by case scenario to be determined by the Architectural Control Committee (ACC). Ms. Crenshaw asked what size the Board would consider large when referring to rocks and boulders. The Board gave PCMI permission to make a judgment call first as to what rocks are aesthetically pleasing before sending an AMR to the ACC for a case by case determination. Play structures were discussed. Ms. Crenshaw explained issues with the current Guidelines restricting play structures to nine feet high. This restriction is affecting many residents and creating confusion as other structures such as storage buildings are permitted to be up to ten feet high. The Board then signed the current Architectural Guidelines and directed Ms. Crenshaw to record them.

The new PCMI contract was discussed. Ms. Crenshaw stated that there were additional changes to be made; she will send an updated contract via E-mail to the Board.

Ms. Crenshaw informed the Board that the current restrictions state that when seventy-five percent of the homes are sold, the Board would turn control over to the residents. The Board was interested in amending the restrictions so they would continue to have control of the Board until Lennar's homes are ninety percent sold. Per the Board's request, Ms. Crenshaw will consult an attorney regarding the proper language to use so the percentage refers to Lennar homes sold, not Gehan's homes. Mr. Powell asked Ms. Crenshaw to contact Gary Colvin after the holidays to find out where Gehan is in their percentage.

The meeting was adjourned at 3:50 pm.



Director