

**Amberwood HOA
Minutes for the Meeting
Of the Board of Directors
February 24, 2005**

GENERAL BUSINESS

- I) Meeting Called to Order at 2:10 pm
 - a) Board Members in Attendance: Wendy Feeley, John Phankuche and Paul Powell
 - b) Attending from Severn Trent: Liz Crenshaw.
 - c) Establish a Quorum: Established

AMBERWOOD BUSINESS

- II. Minutes from January 13, 2005 meeting were reviewed and approved.
- III. Financials were reviewed and approved as presented. Mr. Powell signed checks. A check to ST for Pool Services from June 2004 through January 2005 was presented. This check included the regular HOA services for December 2004, as well. Mr. Powell declined signing the check as the pool was closed for approximately 2 weeks while being re-plastered and asked Ms. Crenshaw to reissue with that credit showing. Ms. Crenshaw retained the check for that purpose and it was not signed.
- IV. Delinquency report was presented. Payment plans were discussed and the Board determined they expected all payments to be paid by April 1st. They would allow 1/2 payment in January and 1/2 payment before April 1st. Also, if someone did not honor the payment plan, they would not be allowed to participate the following year. Delinquency report was approved by the Board.
- V. Deed Restriction violations were reviewed. The Board asked ST to pursue the following actions:
 - a. 106 Amber Oak, 196 Amber Oak and 112 Amber Oak to be sent an Attorney Letter. 121 Maplewood was to be sent one last letter then the board will direct next action.
- VII. Manager's report:
 - a. Discussion concerning changing of banks was opened. Ms. Crenshaw explained that ST does not make any deposits directly to local banks and therefore any transfer checks would still have to be mailed to Houston for deposit. Mr. Powell directed Ms. Crenshaw to find out why ST cannot make local deposits. Ms. Feeley stated she felt all the Lennar Boards should use the same bank for operating accounts. Mr. Powell directed Ms. Crenshaw to check into Comerica Bank as it is close to the ST office, in case deposits could be made. Mr. Powell stated he just wanted to make sure all monies stayed in Austin banks.
 - b. The 2005 proposed budget was presented and reviewed. The cost for landscaping was questioned and Ms. Crenshaw stated she would check the proposals used and get back with the board to verify these numbers were correct.
 - c. Mr. Powell asked Ms. Crenshaw if the pay phone at the pool house could be turned off during the off season so save money. Ms. Crenshaw stated she would find out.
- V. March Board meeting was tentatively set for March 17, and will be confirmed via email.
- VI. The meeting was adjourned at 2:50 PM.

Amberwood Board of Directors' Meeting Minutes approved this ____ of _____ 2005, by a

motion from Director _____ and seconded by Director _____.

Aye's _____ Nay's _____ Abstains _____

Director _____

Director _____