

*minute book*

**Amberwood HOA  
Minutes for the Meeting  
Of the Board of Directors**

**March 17, 2005**

**GENERAL BUSINESS**

- I) Meeting Called to Order at 1:45 pm
  - a) Board Members in Attendance: John Pfannkuche and Paul Powell
  - b) Attending from Severn Trent: Liz Crenshaw.
  - c) Establish a Quorum:

**AMBERWOOD BUSINESS**

- II. Minutes from February 24, 2005 meeting were reviewed and approved.
- III. Expenses were reviewed and checks signed by Paul Powell.
- IV. Financials were reviewed and approved as presented. Paul asked Ms. Crenshaw to see if Utz Environmental had replaced the entry lights with longer lasting lights and, if not, to do so and replace the 28 that they just replaced with better ones and give us credit for the others, if they could.
- V. Delinquency report was presented. Mr. Adams, the individual that paid reduced assessments for pool privileges was discussed. Mr. Powell stated that the restrictions were being amended for him by Lennar's attorney and he would forward me a copy once recorded. He stated that he thought Lennar would be paying the back-dated amount that was due the Association.
- VI. Deed Restriction violations were reviewed.
  - a. 106 Amber Oak and 112 Amber Oak are sent to the Attorney.
  - b. 133 Amberwood Ct. and 113 Maplewood North, for chronic trash can violations, sent one additional letter threatening legal action and disclosing the cost involved. Not in violation on March 10, 2005 drive.
  - c. Ms. Crenshaw asked for a Gehan contact for empty lot mowing and Mr. Powell provided the name Matt DeKay and stated he would forward her his phone number later.
  - d. Ms. Crenshaw asked the board to approve a full owner mail-out concerning the amendment for the dog language in the restrictions. The effort and expenditure was approved.

VII. Manager's report:

Ms. Crenshaw discussed the need to set up and approve the Architectural Guidelines for the ACC Committee to reduce the time and money and frustration for the owners, Committee and all others concerning Modification requests. This would tighten up and detail the restrictions and reduce the need for so many requests and time. The board all agreed this needed to be expedited. Ms. Crenshaw also introduced the need to amend some of the restrictions that are not clear, using the basket ball goal placement as an example. The board was interested in Ms. Crenshaw reviewing all restrictions that could use amending and do them all at one time. Ms. Crenshaw stated she would present her thoughts in the future on what she believed needed to be amended.

Ms. Crenshaw told the board she was getting with Compass Bank to set up accounts and hoped to have that accomplished the following week.

Ms. Crenshaw presented the budget and, because Wendy Feeley was not present, Mr. Powell asked Ms. Crenshaw to fax all Directors the budget to approve on their own time.

VIII. April Board meeting was tentatively set for April 21, 2005 and will be confirmed via email.

IX. The meeting was adjourned at 2:05 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 \_\_\_\_\_