

# Community of Amberwood Homeowners Association, Inc.

## Board of Directors' Meeting Minutes

### June 24, 2005

#### GENERAL BUSINESS

Meeting Called to Order at 2:15 p.m.

Board Members in attendance: Paul Powell, Gary Colvin

Board Members not in attendance: Shelly Boulter

Also in attendance from Lennar: Eric Hammack, Scott Budd, Bryan Simms, Michael Lindeman

Attending from Severn Trent: Elizabeth Crenshaw, Susan Donovan

Establish a Quorum: established

#### AMBERWOOD BUSINESS

Mr. Powell appointed Gary Colvin to the Board of Directors. Mr. Powell then signed the minutes from the March 17, 2005 meeting.

Ms. Crenshaw will e-mail financials as the ones in the packet were another association's information attached in error.

Ms. Crenshaw asked on behalf of a homeowner if Lennar would like to donate a lot to the Association for a park. Lennar declined. If there is a lot that they are not able to use, they may sell it to the Association.

Mr. Powell would like to add to the landscaping; however, he does not want to create a conflict of interest as he is the developer. It was decided that landscaping would add to the value of the homes in the community. Lennar would like to cost share the expenses with the Association. Mr. Powell proposed that it would cost approximately \$3,000 to stain the fence. He stated that Utz is working on a proposal which would break down what the HOA would pay and what the developer would pay. This proposal would be presented at a later date.

The delinquency report was reviewed. The Board discussed Tim Adams and the amendment to the restrictions for him to pay half the homeowners fees. Mr. Powell stated the amendment has been signed, will be recorded next week and will be forwarded to Ms. Crenshaw.

The Board decided to send one more letter to the homeowner in violation explaining that they have ten days to correct the problem before they are sent to the attorney.

Ms. Crenshaw then presented the letter from Mr. Konecko asking for a variance for his roof top antenna. The Board reviewed the letter and directed Ms. Crenshaw to ask the owner for letters of proof from the American Legion and Red Cross stating that he was a necessary part of their organization and the antenna was directly crucial to their needs for help in performing their functions.

Ms. Crenshaw presented a list of repair needs for various items at the pool. Mr. Powell asked that Severn Trent consider doing the work at the pool as a service to Lennar for all the business they have provided. Ms. Crenshaw stated that there would have to be a cost and she would have Severn Trent provide a proposal and ask for a cut rate. Mr. Powell asked if the current gate company, CTT could fix the broken exit button which was one of the items on the list. Ms. Crenshaw stated she would ask the vendor if they could.

Ms. Crenshaw asked on behalf of several members of the community if the pool could remain open until 9:00. The pool closes at 8:00 pm. Per the Board, Ms. Crenshaw will send a letter to all residents within a 200 foot radius of the pool asking for their approval of extension of the closing time.

Ms. Crenshaw informed the Board that there is a restriction in the section concerning AMRs that states if an AMR is not approved or denied within thirty days, it is automatically approved. She urged the Board to have this restriction amended immediately to state that it is automatically denied. The Board asked her to get a cost from Severn Trent's attorney and e-mail it to them at a later time.

Ms. Crenshaw stated that at a previous meeting with several division presidents, Mr. James Giddens, Vice President of Lennar stated he would like every association to place signs at each entrance and at pools stating, "Restricted community – deed restrictions strictly enforced." The Board agreed. Ms. Crenshaw will get a sign proof and price and will forward the information to the Board for approval.

Meetings will now take place quarterly and will be based on the calendar quarter (March, June, September and December). Packages will be sent quarterly as well.

The Board appointed Shelly Boulter, Gary Colvin, Moses Kim and Danny Clawson to the Architectural Review Committee.

The meeting was adjourned at 2:55 pm.

A handwritten signature in blue ink, appearing to be "P. R.", written over a horizontal line.

Director