

**Community of Amberwood Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**January 17, 2006**

A meeting of the Board of Directors of the Community of Amberwood Homeowners Association, Inc. was held at 2:40 p.m. at the Lennar offices, located at 12301 Research Boulevard, Austin, Texas.

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

A quorum was established and the meeting was called to order at 2:40 p.m.

The first item of business was a review of the minutes from the December 13, 2005 Board of Directors meeting. The minutes were approved and signed by Mr. Powell.

The financials were reviewed. Mr. Colvin asked why the landscaping bills were so much higher for HuttoParke than in Amberwood. Ms. Crenshaw will forward a comparison of the two bills to Mr. Colvin. After inquiring about other landscaping bids, Mr. Powell added that the issue can wait until the resident controlled Board is in place to decide on future landscaping.

The bid for sand replacement in the pool pump was reviewed. Ms. Crenshaw explained that the sand needs to be replaced every few years for general upkeep and added that there could be minor repairs needed once the sand is replaced. The Board was not comfortable with the language on the bid that stated, "Estimate subject to change." The Board crossed out the language and signed the bid.

The delinquency report was then discussed. The Board directed Ms. Crenshaw to hold off on any action for now.

The amendments to the DCCR's were reviewed in detail and approved by the Board. Discussion moved to the Architectural Guidelines. Ms. Crenshaw presented modified Architectural Guidelines to the Board based on problems PCMI has encountered with other Associations since the Guidelines have been in place. After the issues and proposed changes were discussed, the Board came to agreement on changes that Ms. Crenshaw will make and forward to the Board for a final approval before they are recorded.

The Board reiterated to Ms. Crenshaw that they would like the restrictions to be amended to allow for control of the Board to be turned over to the residents when Amberwood is ninety percent sold out.

The PCMI contract was presented to the Board. Ms. Crenshaw explained that PCMI management did not approve changing the transfer fee to fifty dollars; the charge will be one hundred dollars. Ms. Crenshaw asked the Board to review and sign the contract by the end of the month.

Addendums to the insurance policy were presented to the Board. Ms. Crenshaw asked the Board to review the amount of coverage to include damages, not replacement and to make any changes if the amount did not seem accurate. The Board signed the coverage as it was presented with no changes. The Board also signed the asbestos exclusion form. The Board unanimously decided to pass on terrorism coverage.

Checks were signed by Mr. Powell.

The meeting was adjourned at 3:00 pm.

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Director