

Community of Amberwood Homeowners' Association, Inc.
Board of Directors Meeting Minutes
November 16th 2006

A meeting of the Board of Directors of the Amberwood Homeowners Association, Inc. was held at 9:30 AM, at the offices of Gehan Homes at 14205 North Mopac Expressway, Austin, Texas.

Directors in attendance were John Burford, Laurie Lara and Denise Thornley. Board Liaison, Ray Bryant was also present. Representing Planned Community Management, Inc. were Wendi Dianni, and Kathy Luke.

A quorum being established, the meeting was called to order at 9:40 AM.

The minutes from the previous Board meeting were approved by the Board and signed by Mr. Burford.

The Board requested PCMI to mail the meeting packets one week in advance before the monthly Board meeting.

The next topic of discussion was the financials. Ms. Thornley requested Ms. Dianni to send the proposed budget for 2007 to her by email for review and additional changes. She also requested that Ms. Dianni add a new column to the budget showing the estimated 2006 actuals.

Ms. Lara directed PCMI to see if we can get a charge back from Utz in regards to their negligence for not checking for any water leaks while under contract.

It was requested by the Board to transfer \$90,000.00 from the Association's operating account to United Heritage/money market account.

There were no other questions concerning the financials, therefore they were approved as presented.

The section list was then reviewed and approved as presented.

Mr. Bryant presented committee budget requests for 2007. The Board requested Ms. Dianni to add the budget requests numbers to the proposed budget.

Mr. Bryant also requested that he would like the Association to pay for a Christmas dinner for his committee members and spouses. Mr. Burford approved \$900.00 for Mr. Bryant's request.

Mr. Burford requested Mr. Bryant to pick out a restaurant and notify Ms. Dianni so that a check can be made out to that particular restaurant.

Ms. Thornley exited the meeting at 11.32 a.m. and Mr. Bryant was excused at that same time.

The Executive began at approximately 11:33 AM.

The first item of discussion was the collection accounts. The Board directed Ms. Dianni to write off accounts that are under \$20.00. It was also requested by the Board to move forward with the next legal step for delinquent accounts that are at least three years past due.

The BOD decided at this time that the assessment fee will not be increased for 2007. It was also noted that this decision may change forthcoming.

The Board agreed to not hold a Board meeting in December and to resume in January.

Announcements:

It was announced that the pay phone at the community pool will not have their services turned off during the off season.

Ms. Lara requested that Ms. Dianni review the water invoice to determine why the water usage was higher than normal.

Ms. Lara also requested to contact Utz to determine if there were any water leaks.

The Board requested to contact the property owners in violation by phone or correspondence to cure violation within 10 days or possible legal action or fining may take place. (This is for the property owners who have reached the series of letters sent by the management company and have not complied with the deed restriction violation).

Mr. Bryant announced that pool furniture will need to be ordered to replace the damaged pool furniture.

Ms. Thornley announced that she has information on pool furniture out of Florida and that she will gather the information and will provide it to Mr. Bryant.

Mr. Burford requested detailed information on department code 5240 of the financials.

There being no further business items to discuss the meeting were adjourned at 12:15 PM.

Laura Lara 2/10/07
Board of Director Date