

Community of Amberwood Homeowners Association, Inc.
Board of Directors Meeting Minutes
May 2, 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 Ryan Mattox and Shelley Boulter. In attendance representing Planned Community Management, Inc. were Sabrina Washburn, Ward Phelan, and Susan Donovan.

A quorum was established and the meeting was called to order at 3:35 p.m.

The necessary documents were signed, appointing Mr. Mattox to fill the unexpired term of Paul Powell.

The next item of business was a review of the minutes from the January 17, 2006 Board of Directors meeting. The minutes were approved and signed by Ms. Boulter.

The financials were reviewed and approved.

The Board approved PCMI authorizing minor repairs / maintenance issues that do not exceed five hundred dollars.

The delinquency report was reviewed.

The Board agreed to write off the following five foreclosure accounts:

- 148 Maplewood South
- 116 Amberwood Ct.
- 124 Maplewood South
- 137 Pecanwood North
- 178 Amber Oak

After due discussion, the Board decided Ms. Jan Blex of 141 Ashwood South would owe half of her attorney fees associated with her deed restriction violation. If there are no more violations, the other half of her payment would be waived.

The Board approved Glenn Weichert's final letter requesting payment before foreclosure proceedings begin. Mr. Mattox offered to have the letter translated to Spanish for those residents who do not speak English.

Deed restriction violations were then discussed. PCMI will contact Wells Fargo regarding the condition of the lawn at 1668 Amberwood Loop.

The Board directed PCMI to send a follow up letter to Mr. Konecko of 1641 Amberwood Loop if the antenna is still out on the next inspection. If he does not comply with the Board's request to take down the antenna, PCMI was directed by the Board to send Mr. Konecko to the attorney.

The Board directed PCMI to grandfather in past play structures regardless of size. New submissions of Architectural Modification Requests for play structures that are above the ten foot restriction outlined in the Design Guidelines are to be sent back to the homeowner.

Mr. Mattox will check ownership on the property tax bills.

Mr. Mattox will address issues with overgrown vacant lots.

The meeting was adjourned at 4:30 pm.



Director