

Site

Community of Amberwood Homeowners Association, Inc.

Board of Directors Meeting Minutes

September 14, 2006

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

Directors in attendance were John Burford and Laurie Lara. Denise Thornley was not in attendance. Board Liaison, Ray Bryant was present. Representing Planned Community Management, Inc. were Ward Phelan, Wendi Bru-Dianni and Susan Donovan.

A quorum was established and the meeting was called to order at 9:45 a.m.

The Board elected Denise Thornley to the position of Board President, John Burford to the position of Board Vice President and Laurie Lara to the position of Secretary Treasurer of the Board.

Meeting minutes from the Amberwood Annual meeting were reviewed and signed by Ms. Lara.

Water restrictions in Kyle were discussed. Mr. Phelan stated that PCMI is not enforcing lawn issues associated with watering; PCMI is enforcing weeding, edging and mowing violations. Mr. Phelan stated that he met with Eco Resources. Eco's infrastructure is such that the third well is not currently tied into the pipelines to the City of Kyle, creating a shortage to the community.

Financials were reviewed line by line.

The Request for Proposal for each of the landscaping companies is due September 30, 2006.

Mr. Phelan explained that the bill from Utz was increased due to an extra fuel charge. Mr. Phelan stated that the charge is not incorporated into the contract and will therefore not be paid.

The Board stated that 505 of the 620 homes in Amberwood are sold. The community is approximately 55 closed homes away from turnover.

Mr. Phelan suggested moving all banking to Sterling Bank as opposed to having two banks. Mr. Phelan explained that Sterling is a bank in the Houston area. The lockbox account and operational account were discussed. The Board agreed with Mr. Phelan's suggestion to have only the Sterling Bank account for ease of check writing and banking. Mr. Phelan also suggested opening a money market account next year.

The Resolution was presented and signed, allowing Mrs. Sabrina Washburn to sign pending checks on the Board's behalf since the account was being moved.

Architectural Modification Requests (AMRs) were reviewed one at a time. Per the Board's direction, Mr. Phelan had approved requests that fit within the Design Guidelines; copies were provided to the Board. The Board made decisions on the remainder of the AMRs.

Play structures were discussed in detail, including the history of the Design Guidelines and decisions made by the former Lennar Board. PCMI was directed by the current Board to allow for a variance on play structures that are no higher than 12 feet. There is no plan at this time to amend the Guidelines.

Next on the agenda was the appointment of committees. Mr. Bryant will submit the committee chair names to Ms. Lara for review and approval.

Mr. Phelan presented the new PCMI contract. Mr. Phelan explained the marginal increase from \$5.42 per lot in 2003 to \$5.75 per lot in 2006. Meeting frequency was discussed. Mr. Phelan stated that the contract price was based on quarterly meetings; additional meetings will be charged. The Board stated that they would like to continue meeting on a monthly basis.

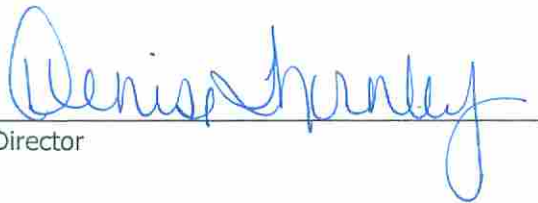
Mr. Phelan explained that the man hired to weld the pool gate was injured and will not be able to complete the job. Mr. Bryant found a homeowner who is willing to do the work at no cost to the Association. The Board agreed to allow the work to be done by the homeowner as long as he is insured.

The possibility of adding a community playscape was discussed. Mr. Burford stated Gehan would consider selling a lot to the Association. The drainage easement behind Cherrywood is also a possibility. No decisions were made regarding this issue.

Deed restrictions were discussed. The progression of letters sent to property owners in violation of the restrictions was discussed, including the official Texas property code language in the third letter (20903 letter). Ms. Donovan stated that the past Board directed PCMI to send properties for attorney action if they were still in violation thirty days after the 20903 letter and asked if the current Board would like PCMI to continue that practice. The Board stated that they did not want properties automatically sent; they would like to review the cases.

Mr. Phelan asked if the Board had approved the designation of Wendi Bru-Dianni as the new Project Manager for Amberwood. Mr. Burford stated that he would contact Mr. Phelan on Monday, September 18, 2006 regarding the Board's decision.

The meeting was adjourned at 11:00 am.



Director