

Community of Amberwood Homeowners' Association, Inc.
Board of Directors Meeting Minutes
February 6, 2007

A meeting of the Board of Directors of the Amberwood Homeowners Association, Inc. was held at 9:00 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 Sabrina Washburn.

A quorum being established, the meeting was called to order at 9:05 AM.

The minutes from the previous Board meeting minutes reviewed and approved as presented.

The next topic of discussion was the financials. The ending balance as of December 31, 2006 was \$100,551.49. Ms. Dianni indicated that she received the bank signature cards signed by all Board members for the money market account early January and sent an email to PCMI accounting to prepare a check for \$90,000.00. Ms. Williams from the PCMI accounting department indicated that there was not \$90,000.00 in the bank to cover the amount to open up the money market account at United Heritage. It was requested to close the account at Compass bank and use those funds to open up the money market account. There was a discussion by the Board but no decision made at that time.

The item of discussion was the section listing. Ms. Dianni indicated there were 521 property owners and 99 developers as of February 6, 2007.

The Board questioned Ms. Dianni about the high water bills. Ms. Dianni indicated that she contact Utz Landscaping to determine if there were any leaks that may have caused the water bill to be so high and he indicated that there were none at that time. The Board directed PCMI to contact the water company to see if there were rate increases.

Ms. Lara asked Mr. Bryant if the pool committee had selected the new pool furniture. Mr. Bryant indicated that he would talk to the pool committee and provide an update to the Board no later than Friday, February 16, 2007.

Ms. Dianni presented architectural modification requests to the Board for review as follows:

1. 356 Amber Ash Drive – landscaping to include adding 2 live oaks and 1 lemon tree, also to stain the privacy fence and add limestone border to the flowerbed. The Board approved the request with the condition that they relocate the live oak trees (2) to be 20' & 25' from the street and to call the city for information as to where the underground utilities are before digging or planting.

2. 273 Ashwood North – landscaping (oblong flowerbed 12ft x 2ft around the trees 4 inches in height with a brick border). The Board approved the landscaping.
3. 381 Amber Ash Drive – add privacy fence to middle of backyard with gate and install a storage building. Ms. Dianni explained to the Board that the property owner wanted to split the backyard by adding a privacy fence with a gate; also, the property owner will continue to mow in front of the fence and the back of the fence. She indicated that he wanted to add storage shed next to the section of fence in his backyard. After due discussion, the Board approved the fence and storage building.

Mr. Bryant had a few announcements to make as follows:

1. He indicated that the lights were out at the front entrance where the Texas Leaning Center is currently under construction. Ms. Dianni indicated that she spoke to the general contractor for the above-mentioned project and indicated that due to the construction of the driveways the lines were cut and indicated that they be repaired as soon as the construction was complete.

The Board requested PCMI to send a letter to the Texas Learning Center giving thirty days to repair the utility lines at the front entrance.

2. Mr. Bryant also asked about funds to purchase paper plates and paper cups for upcoming HOA Committee meetings. The Board indicated that they would have to review the budget and provide him with an answer later.
3. Mr. Bryant also discussed the possibilities of extending the pool hours. The Board announced to Mr. Bryant that recently a new pool company was selected to service the community pool for this coming season and that there would be lifeguards between May and early September.
4. Mr. Bryant asked the Board about a second liaison. The Board stated not at this time but possibly at the annual meeting later this year.
5. Mr. Bryant announced that the Westwood project is taking a slower pace of the construction for the future apartments.

The Executive began at approximately 11:33 AM.

The first item of discussion was the delinquency reports. Ms. Dianni briefly discussed the recent accounts that paid in full from the collection agency. She also presented the Board a check for \$1,472.00 from Glen Weichert's office for endorsement so that the attorney can file a lawsuit in the appropriate county for the following accounts:

1. Eward	136 Amber Oak Drive	\$540.00
2. Ortiz	1797 Amberwood Loop	\$540.00
3. Welch/Huckeba	133 Maplewood North	\$540.00
4. Woods	1665 Amberwood Loop	\$540.00

The (\$540.00) include court costs, attorneys' fees and office expenses.

The next item of discussion was the deed restriction report. Ms. Dianni indicated that there were two properties that received all the initial violation letters to include the “special letter” for violations which the property owners did not comply as follows:

1. 141 Amberwood Court – large chain link kennel in the backyard
2. 125 Amber Oak Drive – utility trailer stored on side of home, trash can stored on side of home and trailer parked in driveway.

Ms. Dianni requested to send these accounts to the attorney (Bartley and Spears) for legal action. The Board agreed to move forward with legal action.

Ms. Dianni also announced to the Board of a “Fining Policy” that she uses in her other communities for property owners who do not follow the rules and regulations. She indicated that she would send a letter giving the property owners ten (10) days to comply with the restrictions. If the violation were not resolved by that period, a second letter would go out; giving the property owner 30 days to come into compliance or fining would begin.

Ms. Dianni also stated that she would email the Board a copy of the “Fining Policy” for their review and consideration.

Ms. Dianni also discussed that she noted a house that was enclosing their garage. She stated that she sent a letter to the property owner to cease and desist. The Board directed PCMI to contact the City of Kyle to determine they the property owner has a city permit to covert the garage.

Ms. Dianni also provided the Board information on a newly developed website for H.O.A. communities. She indicated that the start-up fee would be \$1,200.00 and the service to the website would only be \$20 a month. She also stated that the service would include information about the H.O.A., architectural modification forms for the property owners, deed restrictions, covenants and conditions, calendar of events, etc.. She also stated that there would not be any chat rooms.

The next item on the agenda was a brief discussion on amending arbitration in the DCCRs. The Board requested PCMI to provide cost from both attorneys to draft the amendment.

There was a brief discussion on committee activities and functions.

The management contract was next for review. Ms. Lara indicated that Ms. Thornley had the contract and unfortunately, she had left the meeting. Ms. Washburn indicated that Ms. Dianni would contact her to discuss the contract later.

There being no further business items to discuss the meeting adjourned at 10:30 a.m.

Board of Director Date

COMMUNITY OF AMBERWOOD HOMEOWNERS ASSOCIATION, INC.
NOTICE OF REGULAR MEETING OF
BOARD OF DIRECTORS

DATE: Tuesday, February 6, 2007
TIME: 9:00 a.m.
Location: Gehan Homes Office
Austin, TX. 78728

This shall serve as notice of intent to hold a regular meeting of the Board of Directors scheduled for the date and time outlined above.

AGENDA
Liaison Present

1. Confirm quorum and call meeting to order
2. Review Minutes from the November 16, 2006 Board Meeting
3. Review Resident Correspondence, if any
4. Review Monthly Financial Report
5. Review Section Listing report (521)
6. AMR Application(s) for Board Review

OLD BUSINESS

7. Discussion on Amberwood/PCMI Contract
8. Consider the amendment to remove arbitration from the bylaws.
9. Discussion on Boards review for the Amberwood newsletter articles (deadline).

NEW BUSINESS

10. Ray Bryant – Community Liaison
- 10a. Westwood update.
- 10b. Texas Learning Center
- 10c. Discussion on purchasing supplies for February H.O.A. meeting
- 10d. Discussion on extending pool hours
- 10e. Discussion on electing a second Board Liaison
- 10f. Discussion on purchasing "No Solicitation" signs for the community
- 10g. Discussion on landscaping lights no working on both front entrances

EXECUTIVE SESSION (Liaison Not Present)

11. Collections Unlimited Update.
12. Delinquency/Attorney Update
13. Review Deed Restriction enforcement.
14. Adjourn