Minutes of the Annual Meeting
Of The General Membership of
Silverbrook Homeowners Association, Inc.
June 20, 2012

The annual meeting of the General membership of Silverbrook Homeowners Association, Inc., a Texas nonprofit corporation (the "Association"), was held at the Recreation Park at 10331 Silverbrook Place, San Antonio, Texas pursuant to call by the President of the Association.

Directors Present: Felipe Cruz, Harold (Wade) Thomaston and John Herrick

Also Present: Lisa Dory, Association Management Services
Angela Rowland, Association Management Services

I. Call to Order: The meeting was called to order at 7:43 PM. The Meeting was called to order later than the 7:00 PM anticipated time due to no quorum, after the Board and Lisa Dory went door to door to get enough proxies the Meeting was able to be called to order.

II. Quorum: The Bylaws require that 10% of the 434 members be present in person or by proxy. There were forty-four persons attending in person or by proxy. Quorum requirements were met.

III. Adoption of the Standing Rules: With the Standing Rules being included in the Annual Meeting Packet that was mailed to each homeowner a motion was made, seconded and passed to adopt the Standing Rules.

IV. Proof of Notice: The homeowners in attendance received their notice in the Annual Meeting Packet that was mailed to each homeowner.

V. Appointment of Tellers: Lisa Dory explained that tellers would be asked for to count the ballots if ballots are used.

VI. Approval of Annual Meeting Minutes dated July 20, 2011: A motion was made, seconded and passed to approve the minutes as written.

VII. President's Report: Felipe Cruz recognized John Herrick for giving of his heart and soul while serving on the Board. Mr. Cruz explained that with him and Mr. Thomaston working Mr. Herrick has taken on a lot of the day to day tasks on his own and the Association is better for it. Mr. Cruz informed the members that through money set aside in the 2012 Budget for Capitol Improvements the Association now has a storage shed so that one of the bathrooms doesn't have to be used for storage. Mr. Cruz was pleased to report that the Association now has a second picnic bench and barbecue pit so that two families can barbecue at the same time. Mr. Cruz explained that slabs were poured for the new picnic bench and shed and that two handicapped ramps had been poured to allow the playground to be handicapped accessible. Mr. Cruz informed the members that the cameras and the lights are in the Recreation Area are in working order. Mr. Cruz asked the members to look into their hearts and volunteer as everyone should have pride in what the Association has and be willing to serve. Mr. Cruz reported that the amount of $37,500.00 is delinquent and therefore there will not be any additional projects in 2012.
Wade Thomaston, Vice-President, expressed his pleasure in serving the Association for the last year. Mr. Thomaston reported that he has learned a lot over the last year. Mr. Thomaston informed the members that their suggestions are always welcome.
John Herrick, Secretary, reported that timers have been installed in the bathrooms and that they can be set for a maximum time of thirty minutes, which will stop the lights being left on. Mr. Herrick explained that he has been doing the marquis but if there is anyone who is interested in taking over the job he is happy to turn it over. With no volunteers to take on the responsibility of the marquis Mr. Herrick will continue it.

VIII. Committee Reports:
ACC – With Gary Fehrenbach, Chairperson, not present there was no report given.
Garage Sale – Laura Costello reported that she will be coordinating the Community Garage Sale and welcomed anyone who is interested to assist her.
Beautification – No Report

IX. Election: Lisa Dory reported that John Herrick volunteered to serve on the Board again and that there were no other

volunteers. The floor was opened for nominations and with none the nominations were closed. A motion was made, seconded and passed to elect Mr. Herrick to serve another three year term.

X. Financial Review: Lisa Dory reviewed the 2011 Year End and the 2012 Month to Date, answering questions as they were asked.

XI. New Business: No new business was brought forward by the members. Felipe Cruz encouraged the members get nvolved in the Association through National Night Out and the Garage Sale.

XII. Adjournment: There being no additional business to discuss a motion was made, seconded and passed to adjourn the meeting at 8:23 PM.

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Lisa Dory, Recording Secretary