Minutes of the Regular Meeting of
The Board of Directors of
Silverbrook Homeowners Association, Inc.
March 19, 2013

The Regular Meeting of the Board of Directors of Silverbrook Homeowners Association, Inc., a Texas nonprofit corporation (the "Association"), was held at Maverick Public Library, 8700 Mystic Park, San Antonio, Texas 78254 pursuant to call by the President of the Association.

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

Also Present: Lisa Dory of Association Management Services
Sylvia Esquivel, Landscape Committee
Laura Costello, Social Committee

Call to Order: The Meeting was called to order at 6:03 PM

Homeowner Forum: Ms. Esquivel and Ms. Costello were present for their Committees.

Approval of Minutes: A motion to approve the Minutes of the Board of Directors Meeting on December 13, 2012 as written was made, seconded and was unanimously approved.

Financial Report: The Budget Comparison and Balance Sheet for the period ending February 28, 2013 were reviewed by the Board. The report will be kept on file with the Association's records.

Delinquency Report: The Board reviewed the Delinquent Report and the Status Report from the Association's attorney noticing that the accounts are being pursued.

Unfinished Business:

City to put in the Bike Lane – The Board acknowledged that the Bike Lane is on the City's 2013 Plan.

Compass Account – Felipe Cruz and John Herrick will again go to Compass Bank, but this time with the Association's Board Meeting Minutes where it is noted that they are to change the signature cards.

TABLED AT LAST MEETING:

Discuss and possibly vote on adding a Swing Set in the Recreation Area – Tabled, so that the subject can be discussed at the next Board Meeting, which will be in May, which will be further into the year so that the Association's finances can be better gauged.

Discuss placing boulders or steel posts to the area to the right of the gate across the Recreation Area Driveway – The Board agreed that a better use of Association money would be to add lighting to the trees to light up the Area.

Discuss and possibly vote on adding a Shade Pro Cover to the new pad at the Recreation Area – The Board discussed the cost for the Shade Pro Cover being $4200.00 for a 10 X 20 and questioned the cost of a Costco Pergola. The Board will visit Costco to obtain the cost.

Light Fixtures at the Recreation Area – They were swapped from the pole by the BB Court to the pole between the parking lot and the playground.

Tree Replacements – Lisa Dory reported that she contacted the insurance company to obtain the insurance certificate for the nursery so that the Oak trees can be purchased. The Board asked Ms. Dory to contact an irrigator to get water to the area where the trees are to be planted.

Sign – The Board asked that a sign be ordered and for it to state: PRIVATE PROPERTY/SILVERBROOK HOA/NO TRESPASSING/AREA UNDER VIDEO SURVELLANCE and be 12 X 24.

New Business:

Entrance Lighting – The Board asked that a bid be obtained to raise up the entrance lighting to avoid cost of continuously having them repaired because of vandalism.

Tables and Chairs - A motion was made, seconded and passed for the Board to purchase five tables at $69.00 each and thirty chairs at $20.00 each for the Recreation Area so that the homeowners can use them when they use the pavilion.

AMS's Standard Operating Procedure for sharing Improvement Requests with the Board - The Board expressed their frustration with their names being on the "TO" line instead of the "CC" line when no response is requested from them. Lisa Dory explained that they are being included as a courtesy and that they need to understand that they are to not respond unless they have a question or concern about the Request.

Funding for the Committees – The Board questioned the procedure for the Committees to get funds for their activities. Lisa Dory explained that the Committees are to submit a request for what they would like to do, Board will approve it or not, if Board approves then the Committee Chair will get a check for the amount that the Board approved and then submit receipts and any money left over after the activity.

Deed Violations:

Shed – Lisa Dory reported that a Certified Violation Letter was sent to the homeowner, since there has been no response from the homeowner.

Commercial Vehicle on Silverbrook – The Board asked that another letter be sent as the vehicle is there on a regular basis.

Two A/C Units – The Board asked that another letter be sent to the address that still has a window unit.

Equipment for Association – A motion was made, seconded and passed for the following items to be purchased for the amount of $1300.00: two hoses, hose holder, shovel, rake, leaf rake and 6' ladder.

Next Board Meeting: The next Board Meeting will be held on May 22, 2013 at 6:00 PM at Maverick Library.

Adjournment: There being no further business to discuss; the meeting was adjourned at 7:37 PM.

Lisa Dory, Recording Secretary

Felipe Cruz, President