Minutes of the Regular Meeting of
The Board of Directors of
Silverbrook Homeowners Association, Inc.
June 4, 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: Harold (Wade) Thomaston and John Herrick

Also Present: Lisa Dory of Association Management Services
Tom and Elizabeth Cesiro, homeowners

Call to Order: The Meeting was called to order at 6:00 PM

Homeowner Forum: Tom and Elizabeth Cesiro expressed their concern and frustration over the decline of the neighborhood, specifically graffiti and yards. The Board assured Mr. and Mrs. Cesiro that the Association is covering the graffiti up as soon as it is seen, which makes it less desirable for the taggers to do it in the same area again since their work is not seen. The Board explained to Mr. and Mrs. Cesiro that Lisa Dory drives the neighborhood twice a month and provides them with a copy of the list of letters that are sent out. Ms. Dory reported that there despite the letters going out there are homeowners that still do not maintain their yards. Mr. and Mrs. Cesiro acknowledged the homeowners who are replacing their fencing and the improvement that the new fences are providing in the neighborhood. The Board asked Ms. Dory to contact the Association's attorney to inquire if force mows could be done and the homeowner be billed for the cost when they don't take care of their yards. Mr. and Mrs. Cesiro thanked the Board for their hard work and encouraged them to keep on the homeowners about the yards.

Approval of Minutes: A motion to approve the Minutes of the Board of Directors Meeting on March 19, 2013 as written was made, seconded and was unanimously approved.

Financial Report: The Budget Comparison and Balance Sheet for the period ending April 30, 2013 were reviewed by the Board. The report will be kept on file with the Association's records.

Delinquency Report: The delinquent accounts were reviewed and the Board is pleased with the collection efforts that are taking place through the AMS Collection Department and the Association's attorney.

Unfinished Business:

City to put Speed Hump and Bike Lane back in – The Board reported that the Speed Hump is back in.

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

Compass Account – John Herrick reported that he and Felipe Cruz visited Compass Bank to change the signers on the account with the hope of then closing the account but that the bank closed the account and sent the money to the State. Lisa Dory reported that she received the information on the funds turned over to the State and has submitted the paperwork to the State to get the funds back.

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 further in 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 – At the March 19, 2013 Board Meeting 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 – At the March 19, 2013 Board Meeting 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.

Tree Replacements – Lisa Dory reported that the trees are in and that water has been made available to the area.

Sign – John Herrick reported that the PRIVATE PROPERTY/SILVERBROOK HOA/NO TRESPASSING/AREA UNDER VIDEO SURVELLANCE signs are in place.

Entrance Lighting – The Board asked that Lisa Dory contact Suberg Electric to get a bid to replace the ground lighting with lighting that would shine down on the front sign.

Tables and Chairs – John Herrick purchased five tables and thirty chairs for the Association. Mr. Herrick volunteered to be the contact person to sign them out and in when homeowners wish to use them when they reserve the Pavilion.
Deed Violations – Shed – Improvement Request submitted. ACC is reviewing it.
Commercial Vehicle – was not there on 5/13 Inspection
Window A/C Units – one has been removed and one being addressed

New Business:

Pavilion Rental Information – The information that is given to interested homeowners was reviewed by the Board and met their satisfaction.
Felipe Cruz' Resignation from the Board – The Board is seeking a replacement to take the remainder of Mr. Cruz' term which is up at the Annual Meeting in 2014. Harold Wade Thomaston has taken the role as Board President.
City Rebate – Lisa Dory reported that the City did not give rebates for the trees that the Association planted because they were not placed on residential property to offer shade for an air conditioner unit.
Rocks/Fence and Signs at Park – John Herrick stated that the rocks and signs are in place but that the fence has some boards that have been kicked out. Lisa Dory will contact Eric Vidal to put the fence boards back in place.
ACC Committee Members – The Board is currently voting on Improvement Requests since the Committee is down to two members. When the Committee consists of three members the Board will no longer vote.
Trees – The Board discussed that the Mexican Oak tree was showing stress due to lack of water but with the recent rain it looks better. The Board questioned being told there was a one-year warranty before purchasing the trees but recently being told that there is not a one year warranty and agreed that if there is a need they will discuss it with the Nursery owner.
Recorder at Recreation Area – The Board reported that the video camera is not working and that they will get prices to replace it.
Annual Meeting – The Board agreed to change the Annual Meeting date to be on National Night Out on October 1, 2013 to increase participation and to serve hot dogs and hamburgers and ask the homeowners to bring their favorite side dish.

Next Board Meeting: The next Board Meeting will be held on September 17, 2013 at 6:00 PM at Maverick Library.

Adjournment: There being no further business to discuss; the meeting was adjourned at 7:30 PM.

Lisa Dory, Recording Secretary

Harold Wade Thomaston