Minutes of the Regular Meeting of
The Board of Directors of
Silverbrook Homeowners Association, Inc.
November 7, 2013

The Regular Meeting of the Board of Directors of Silver brook 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, John Herrick and Imelda Ray

Also Present: Lisa Dory of Association Management Services
Tom Cesiro, ACC
Christy Dunn, Social Committee

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

Homeowner Forum: No homeowners were present to address the Board.

Approval of Minutes: A motion to approve the Minutes of the Board of Directors Meeting on September 17, 2013 as written was made seconded and was unanimously approved. A motion to approve the Minutes of the Organizational Meeting on October 1, 2013 was made, seconded and was unanimously approved.

Financial Report: The Budget Comparison and Balance Sheet for the period ending September 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 in the Bike Lane – The Board acknowledged that the Bike Lane is on the City's 2013 Plan.

Compass Account – Lisa Dory reported that the request for the funds that were turned over to the State is being processed, which can take up to six months. Ms. Dory will follow up on the request.

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 in the New Year.

Discuss and possibly vote on adding a Shade Pro Cover to the new pad at the Recreation Area – Tabled, the Board will continue their search for one.

Sign – Lisa Dory delivered the Board Meeting and Garage Sale signs to John Herrick on October 28, 2013.

Recorder at Recreation Area – Wade Thomaston reported that he purchased and installed the recorder.

Lighting at the Playground – The Board reported that the lighting has been installed by Suberg Electric.

Community Association Banc – The Board discussed the convenience for the homeowners in being able to pay on line if the Association's Operating Account is changed to CAB. A motion was made, seconded and unanimously passed to move the Associations Operating Account from Frost to CAB.

Debit Card – Lisa Dory explained to the Board that with the Operating Account being at CAB setting up the before approved Debit Card will done. The Debit Card will be used by the Board for miscellaneous supplies and emergency repairs that are needed.

New Business:

Christmas Lights – John Herrick and Imelda Ray agreed to inventory the Association's Christmas lights to find out what is available to decorate the marquee and the front entrance. A motion was made, seconded and unanimously passed to approve up to $500.00 for additional lights and decorations to be purchased.

Camera Replacement – Wade Thomaston reported that the current camera consists of 16 channels/5 working cameras and that one camera is needed. Mr. Thomaston went over the different types of cameras that are available and the Board agreed on one that is $281.40 that will work under the pavilion. A motion was made, seconded and unanimously passed for the cameras to be purchased for the amount of $281.40.

Christmas – Christy Dunn went over the plans for the Christmas Social Event, Santa in the Park, which includes Santa, Lights and a Bounce on Saturday 12/14/13 from 3:00 to 6:00 PM for the estimated cost of $1300.00. A

motion was made, seconded and passed to approve the cost of $1300.00 for the Christmas Social Event. Ms. Dunn requested that three Social Events be allowed in 2014 to get the homeowners interested in the Association. The Board is in favor of having events and is anxious to see what the turn out will be.

2014 Budget – The Board reviewed the 2014 Proposed Budget. A motion was made, seconded and passed to approve the 2014 Proposed Budget.

Next Board Meeting: The next Board Meeting will be held on January 14, 2014 at 6:00 PM at Maverick Library.

Adjournment: There being no further business to discuss; the meeting was adjourned at 7:46 PM.

Lisa Dory, Recording Secretary

Harold Wade Thomaston